

SHIRE OF NORTHAM

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

AS AMENDED 22 AUGUST 2024

Disclaimer

This is a copy of the Local Planning Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning Lands & Heritage. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

Please advise the Department of Planning Lands & Heritage of any errors or omissions in this document.

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LOCAL PLANNING STRATEGY



LOCAL PLANNING STRATEGY AMENDMENTS

AMD NO.	ENDORSEMENT DATE BY WAPC	DETAILS
1	8 July 2024	<ol style="list-style-type: none"> 1.4.1.3 – First Direction - To include the requirement for a livestock management plan where stocking rates are exceeded or where stock is proposed to be kept in sensitive areas. Section 1.4.2.1 – First Direction - To include the requirement for a biosecurity management plan as part of any rural tourism proposal. Section 1.4.5.1 – First Action; Section 2.10.1 - To amend legislative references throughout to correct terminology, being the Aboriginal Heritage Act 1972. Section 1.4.5.2; Section 2.10.2 - Update references throughout to Municipal Heritage Inventory to current terminology, being Local Heritage Survey. Section 2.10.2 - Correct the number of State heritage listed places to “34 places and 5 child places”. Section 2.10.2 - Amending the statement regarding number of heritage buildings in Northam to a more accurate and reflective statement as follows: “Northam has a significant collection of heritage buildings with a wide variety of buildings and styles reflecting the distinct phases of development over the last 150 years.” Throughout - Address minor editorial and formatting errors throughout the document, as required.

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EXECUTIVE SUMMARY

The Local Planning Strategy (LPS) sets the strategic planning framework to guide planning decision making across the Shire of Northam and contains a series of actions to implement via an updated local planning scheme.

Originally endorsed in 2013, the LPS has been reviewed to align with the Shire's Strategic Community Plan and has been updated to reflect current legislation, state policy, demographics and development trends and review and update actions following introduction of Local Planning Scheme No. 6.

The LPS reflects the Strategic Community Plan key objectives to promote economic diversification and investment, revitalisation and growth of settlements and provide for a wide range of community needs and infrastructure to support development, while preserving natural, landscape and heritage values. The review of the LPS will continue to be guided by a high level of community input.

The LPS contains Part 1 (the strategy) and Part 2 (background explanatory). Part 1 contains broad directions and specific actions under various themes and others relating specifically to settlements which are reflected on the set of LPS maps (Maps 1 – 4).

Population and Housing

- The Shire of Northam has the largest population in the Wheatbelt Region. The LPS sets out areas to accommodate the Shire's vision of a population of 20,000 by 2031. It sets out proposals to support Northam's role as the major service and commercial centre in the Avon subregion, further employment opportunities, economic diversification, and value-adding industries as well as community services, education, housing options and high amenity areas to attract and retain residents and workers.
- The LPS seeks to provide housing choice to meet community needs including a growing aged population and to provide more affordable housing by facilitating land release and redevelopment opportunities which support a mix of housing. This includes identification of residential expansion areas, infill areas and key redevelopment sites in and around the Northam townsite and the Shire's settlements. Residential density of the Northam townsite is proposed to be increased to support redevelopment, while maintaining character and heritage values.
- Demand for rural living (rural residential or rural smallholding) will be met through land identified around Wundowie, Bakers Hill and adjoining the Northam townsite. It will be important to focus rural living in designated areas which are contingent with existing rural living areas so that they can be serviced efficiently and protect rural land and conservation areas. The LPS sets out key criteria for planning decision making for future rural living areas.

Economy

- Agriculture remains one of the region's key economic drivers with construction, manufacturing and public administration becoming major contributors. The majority of existing rural land is to be retained for primary production by preventing further subdivision of rural land, especially in the eastern portions of the Shire. Retention of rural land for primary production will be supported by focusing additional development in and adjacent to established settlements and rural living areas. The LPS provides for diversified agricultural operations, value-adding industries, and tourism on rural land in appropriate areas.
- To support more diverse economic development, it is proposed to make the scheme more flexible to accommodate opportunities as they arise by introducing new zones, including regional centre zone, rural townsite zone and rural enterprise zone, to provide for a mix of activities, subject to controls over impacts on adjoining land uses and the environment.
- The zoning of the Northam town centre will provide for flexibility to support a mix of land uses including commercial, tourism and hospitality land uses to support growth and of which serve the wider region, subject to controls over impacts on adjoining land uses and the environment.
- The LPS will seek to consolidate commercial land uses in the Northam town centre and townsites and identifies local commercial centres in the Northam townsite to provide for local and regional needs.
- Industry will continue to be focused on existing industrial areas including Avon Industrial Park, and those around the Northam town centre, including the Avon Logistics Hub. The LPS looks to support further opportunities for industrial land along Yilgarn Avenue, light industry around the Wundowie Foundry and for rural enterprise in other settlements to provide opportunities for light and service industry where the operator also lives on site, as well as better use of existing industrial land around Northam.
- Tourism is a growing economic sector for the Shire, and it provides opportunities in several areas including adventure, heritage and eco-tourism. The LPS seeks to support future growth in tourism by providing options for it on suitable rural land including opportunities for nature-based tourism and making it easier to establish tourist accommodation through flexibility in zoning.
- Mining and extractive industries are important local industries and the LPS supports sequential development so that resources are protected. However, this needs to be balanced with protecting environmental assets and limiting impacts on surrounding land uses and infrastructure.

Infrastructure

- The LPS seeks to ensure new development has suitable access to services and infrastructure and efficient and sustainable use of existing supplies including alternative energy and water sources.
- Flood risk is a key issue along the Shire's river systems and development is controlled in the scheme in these areas, however mapping of flood risk areas will guide further review and updates.

- The demands on the road network have grown in terms of freight volumes as well as local and commuter traffic. Key considerations in the LPS are improvements to road safety, supporting more rail-based freight, improving public transport, planning for and addressing impacts from EastLink and further utilising Northam airport.

Environmental Conservation & Heritage

- The LPS seeks to protect significant vegetation as identified in the Shire's Local Biodiversity Strategy and prevent further land and waterway degradation.
- The LPS review will also aim for a more targeted approach to protect the Shire's valued landscape while balancing this with opportunities for new development and land uses. This includes identification of key locations where landscape protection is of value such as scenic routes and significant vistas and having measures in place for control over development in specific locations.
- Northam contains the second highest number of heritage buildings in the State. The LPS sets a direction for updates to the heritage framework to align with the current heritage legislative framework. This includes review of the local heritage survey and local planning policy for heritage areas.
- With much of the Shire designated as bushfire prone, the LPS reflects the need for Shire wide strategic planning and ongoing improvements to infrastructure to address fire risk and ensuring availability of water while future development is to be located and designed to address fire risk and maintain access in emergencies.

Settlement Planning

- The LPS seeks to focus development on the Shire's existing settlements, support their growth and encourage their revitalisation while maintaining their current rural character.
- The LPS builds on Northam town centre's role as the key commercial and service centre for the Shire and Avon sub-region. It identifies key actions which will continue to revitalise the town centre and provide new economic opportunities, which includes a proposal to review the zoning and land uses in the town centre to ensure that there is flexibility for a variety of land uses in the zone.
- The LPS focuses on consolidating activity in existing settlements and support their revitalisation and local economic development including establishment of the rural townsites and rural enterprise zones.
- Wundowie is positioned to be the largest centre in the Shire's west whilst preserving its bushland setting and unique layout. Bakers Hill will continue to provide opportunities for rural living in a rural setting and Clackline will retain its natural setting. Grass Valley will continue to be the Shire's only settlement east of Northam, while the existing functions of other smaller settlements are expected to continue.

PART 1 – THE STRATEGY

1.1 INTRODUCTION

The Shire of Northam Local Planning Strategy (LPS) comprises *Part 1 – The Strategy* (including maps) and *Part 2 – Background Information and Analysis*.

The LPS applies to the whole Shire as shown in **Map 1 – Location Map**. The Shire is located in the Avon sub-region of the Western Australian Wheatbelt approximately 60km east of the Perth metropolitan area and covers an area of approximately 1,443km². The Shire contains seven main established settlements being Wundowie, Bakers Hill, Clackline, Northam, Grass Valley, Spencers Brook and Seabrook.

As per the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), the purpose of the LPS is to:

- set out the long-term planning directions for the local government;
- apply any State or regional planning policy that is relevant to the LPS; and
- provide the rationale for any zoning or classification of land under the local planning scheme.

A LPS forms the strategic basis for the preparation, implementation and review of the Local Planning Scheme. It also outlines the local government's broad strategy for the area in a way which is understandable to the public; provides a basis for coordinating public and private development; and promotes the Shire's identity within the Wheatbelt Region.

Future decision-making by the Shire in respect of any proposal for land use and/or development should be consistent with the LPS. Where there is any inconsistency between the Scheme and LPS, the provisions of the Scheme prevail.

This LPS was originally prepared by the local government and endorsed in 2013 to inform development of the Scheme and control future development and land use for the benefit of current and future generations. It is being updated to align with the Regulations, changes to State policy over the past decade, incorporate the Shire's future vision from the Strategic Community Plan and update demographic data, statistics and actions.

The successful implementation of the LPS lies in its acceptance by the local community and commitment from the local government to implement. As such, preparation of the LPS and amendments have been guided by the outcomes of community consultation over an extended period.

1.2 VISION

The LPS reflects the vision for the future in the Shire's Council Plan 2022 – 2032: -

The Shire of Northam is a vibrant growing community that is safe, caring and inclusive. We are recognised as a community that values our heritage, preserves our environment and promotes our commerce.

Objectives from the Council Plan relevant to land use planning are: -

PEOPLE – A healthy, connected and safe community with access to quality services

- **Play our role in promoting a safe and crime free community.**
- **Provide accessible and safe public places.**
- **Remain a regional health centre and grow to safeguard access to quality health and community services.**
- **Grow participation in sport, recreation and leisure activities with quality regional facilities.**
- **Grow participation in arts, culture and community activities.**
- **Grow community capacity by supporting community groups and volunteers.**

PLANET – Leading in sustainability

- **Create a healthy and attractive river system to enhance sustainability, recreation and tourism.**
- **Gain shared commitment in the community to manage Northam's biodiversity hotspot; conserving native wildlife, birds and plant life found nowhere else on the planet.**
- **Build community resilience to cope with natural disasters and emergencies, including pandemics, flooding and fire.**
- **Lead by example through the use and promotion of sustainable practices.**
- **Provide sustainable waste management.**

PLACE – Responsibly planned towns and rural communities

- **Provide sufficient land and development opportunities to enable local communities to grow.**
- **Ensure community access to safe and diverse housing options.**
- **Showcase Northam's unique history and heritage.**
- **Have neat and attractive business precincts.**
- **Have attractive streetscapes and urban environments.**
- **Enhance public open space, parks and playgrounds.**
- **Maintain a safe, efficient road network and supporting infrastructure.**
- **Encourage more people to use active and shared transport.**

PROSPERITY – A diverse and growing economy

- **Pursue economic growth, innovation and diversification.**
- **Promote industrial development with a focus on the Avon Industrial Park and Avon Logistics Hub.**
- **Revitalise and activate town centres.**
- **Identify, develop and promote tourism experiences and supporting services.**

1.3 IMPLEMENTATION

The Shire will guide the implementation of the LPS including setting of priorities, generating, and allocating resources and ongoing monitoring and review. It is intended the amended LPS will primarily be implemented via amendments to the existing Local Planning Scheme, which is generally up to date and functioning well.

The Shire will regularly monitor its performance and prepare another Report of Review in five years' time to determine if it should be amended or if a new LPS is required. This will audit its effectiveness in achieving the vision and planning directions and will seek to reflect changed circumstances and/or changed community aspirations and needs. Regular review will ensure the LPS remains relevant and continues to effectively shape development. The LPS may also be reviewed within the 5-year period if the Shire considers it is required to respond to any major changes or other unforeseen circumstances or needs.

1.4 STRATEGY ACTIONS

1.4.1 Population and Housing

1.4.1.1 Population	
Vision/Objectives Promote and accommodate population growth with a target of 5% population growth annually or 20,000 by 2031 by having regard to the principles of ecologically sustainable development and provide for the needs of all sectors of the community including the elderly and indigenous.	
Directions	Actions
Drive population growth by investing in a wide range of services, facilities, town upgrades and infrastructure which are easily accessible and reflect community needs and aspirations	<ul style="list-style-type: none">• Monitor social trends to ensure that the range and type of services and facilities satisfies the whole community's needs including the elderly and indigenous communities (ONGOING)• Create opportunities for investment in community and educational infrastructure, economic activity and diverse industry and provision of suitable residential land to encourage young people to stay or move to the Shire (ONGOING)• Support redevelopment of the Northam town centre to attract business and development (ONGOING)
Support downstream processing of primary produce, diversified industries and tourism opportunities including farm stays and ecotourism	<ul style="list-style-type: none">• Review scheme and apply the scheme flexibly (where discretion applies) to support diversification of the local economy by accommodating development of downstream processing of primary produce, diversified industries and further tourism opportunities (ONGOING)
Ensure that future population growth is environmentally, socially and economically sustainable	<ul style="list-style-type: none">• Review scheme and apply the scheme flexibly (where discretion applies) to enable multi-use of buildings, new economic opportunities and places for local services and facilities (ONGOING)• Apply the Scheme flexibly (where discretion applies) to provide a range of housing types and aged housing in suitable locations (ONGOING)

1.4.1.2 Residential Development

Vision/Objectives

To ensure a sufficient supply of zoned and serviced residential land in settlements to accommodate future housing demand

To provide housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.

Encourage both infill and expansion of residential areas around the Northam townsite to provide increase supply of housing opportunities.

Directions	Actions
Focus new housing in the Northam townsite and settlements through infill and identified expansion areas	<ul style="list-style-type: none"> Rezoning and subdivision of residential land to be in locations identified on LPS maps, subject to land capability and servicing requirements (ONGOING) Implement the recommendations of the Northam Regional Centre Growth Plan, Northam Town Centre Development and Connectivity Strategy, Land Rationalisation Strategy (Map 13) and Laneway Strategy (Map 14) (ONGOING) Apply R80 to the Northam Town Centre in locations where and when land is rezoned in order to facilitate higher density residential development in the area (IMMEDIATELY) Support development of key development sites, mixed use development and lot amalgamation to support redevelopment (ONGOING)
Ensure sufficient zoned, well-planned and serviced residential land in central and convenient locations and wide choice of lot sizes and housing types	<ul style="list-style-type: none"> Rezoning and subdivision of residential land to be focused on locations identified on the LPS maps and outlined in Part 7 of the LPS subject to land capability and servicing requirements (ONGOING) Review scheme provisions so that future planning for significant residential areas addresses servicing, land capability, water management, conservation, lot layout, road access and visual amenity (SHORT TERM & ONGOING)
Neighbourhoods with community identity, high levels of affordability, accessibility, safety, sustainability, visual amenity and housing choice	<ul style="list-style-type: none"> Review the scheme and apply it and the R-Codes in a flexible manner where discretion applies to encourage innovative, affordable and sustainable housing options including development of new housing types (including one and two-bedroom housing units), mixed use developments in appropriate locations and ensure the accessibility, safety, sustainability and visual amenity of new housing development (SHORT TERM & ONGOING)

Support further housing opportunities for the aging community	<ul style="list-style-type: none"> • Review land uses and zoning table and apply the Scheme and R-Codes in a flexible manner (where discretion applies) to encourage aged care facilities and retirement living in the townsite in appropriate locations with good access to services (ONGOING) • Develop aged care facilities on the former Victoria Oval site (SHORT TERM) • Identify additional opportunities for aged care in high amenity locations and engage in discussions with government, business and community stakeholders for a coordinated approach (ONGOING)
Support further opportunities for affordable housing and rentals, including build-to-rent and investment opportunities	<ul style="list-style-type: none"> • Identify additional opportunities for affordable housing in high amenity locations and engage with government, business and community stakeholders for a coordinated approach to the delivery of housing so that future demands for housing can be met in an efficient and timely manner (ONGOING) • Support opportunities to release affordable residential land in locations around the Northam townsite (ONGOING) • Work with the Housing Authority to plan for new public housing and the refurbishment/ redevelopment of existing public housing in settlements (SHORT TERM & ONGOING) • Support 'build-to-rent' proposals in appropriate locations to add to rental supply and housing mix (ONGOING)
Promote energy efficiency and water conservation in new urban areas and housing	<ul style="list-style-type: none"> • Partner with stakeholders and developers to demonstrate new innovative, affordable and sustainable housing to encourage similar development (SHORT TERM & ONGOING) • Incorporate relevant provisions in LPPs to encourage energy efficient and water conservation measures in new developments (SHORT TERM)

1.4.1.3 Rural Living

Vision/Objectives

To provide a variety and choice of high-quality rural living opportunities where it is economically, socially and environmentally sustainable, adequately serviced and compatible with surrounding land uses

Directions

Locate future rural living development in areas which are adequately serviced and where it will not adversely impact environmental values or result in loss of high value agricultural land

Actions

- Only support further rural living residential and rural smallholding subdivision or development where land is zoned for the purpose and the following is addressed:
 - an approved Structure Plan, Bushfire Management Plan, Local Water Management Strategy, Livestock Management Plan and Environmental Management Plan is in place (as necessary)
 - the site is within proximity or contingent with an existing settlement or rural living area
 - a reticulated potable water supply to an appropriate standard can be supplied and other essential services are capable of being provided and maintained efficiently and at reasonable cost
 - safe and efficient road access can be provided, and bush fire risk can be suitably managed
 - natural primary resources including prospective areas for mineralisation and BRM, water catchments and areas of environmental significance are not impacted
 - it is compatible with surrounding land uses and will not impact land with significant agricultural potential
 - it is not going to create conflict with or be adversely impacted by the proposed EastLink
 - the scenic landscape, conservation and heritage attributes of an area will not be compromised including scenic vistas along major roads
 - it is not located within any defined floodplain and risk of land and water degradation are minimal,
 - development will not lead to any adverse impacts in terms of flooding, soil erosion, salinity, landslip or any other form of environmental impact and environmental protection and repair are promoted, and
 - detailed site analysis and assessment has been undertaken which clearly demonstrates that the land is of fair to very high capability of sustaining the proposed development and use **(ONGOING)**

	<ul style="list-style-type: none"> • Zoning proposals for new rural residential or smallholdings areas are to demonstrate that the above matters are capable of being addressed and in locations shown on LPS maps and are within proximity of an existing settlement or rural living area (ONGOING) • Further subdivision of land in West Wundowie and the Benruea area will not be supported due to lack of services and the area's diverse rural activities and character (ONGOING) • Seek to protect existing agricultural land from rural living or residential development and request updated data from DPIRD to assist in assessment of proposals (SHORT TERM & ONGOING)
Limit further residential development on productive agricultural land	<ul style="list-style-type: none"> • Except in the case of ancillary dwellings, only support development of more than a single dwelling on rural land where it is clearly demonstrated it: - <ul style="list-style-type: none"> ○ is required for farm management, rural industry or tourist development purposes and will only accommodate a family member, workers employed on the land or tourists ○ the dwellings are clustered to avoid future subdivision pressure and minimise constraints on adjoining uses; and ○ all essential services to the additional dwelling(s) from the lot boundary including access roads are to be shared with any existing dwelling(s) where practicable (ONGOING)
Ensure a high standard of development and servicing in all existing and proposed rural living areas	<ul style="list-style-type: none"> • Review and consolidate scheme provisions relating to rural residential and rural smallholdings to ensure they are fit-for-purpose (ONGOING) • Landowners and proponents wishing to develop and subdivide new rural living areas are to ensure that servicing, amenity, access, and design are addressed (ONGOING)

1.4.2 Economy

1.4.2.1 Agriculture and Rural Land	
Vision/Objectives To protect and achieve ecologically sustainable use of all productive agricultural land whilst providing diverse and compatible development opportunities in agricultural areas which promote the local economy.	
Directions	Actions
Encourage continued use of rural land for grazing and cropping and protect productive agricultural land from ad hoc subdivision, incompatible development and further land degradation	<ul style="list-style-type: none"> • Only support rural subdivision in limited circumstances as per relevant SPPs and maintain the general presumption that it will only be supported for conservation or farm rationalisation, especially in the Avon East, Avon West, and Darling Range South Precincts (ONGOING) • Only support rezoning and subdivision of rural land for rural living or residential purposes in areas shown on the LPS maps subject to demonstrating it will not compromise agricultural productive capacity or result in the loss of productive agricultural land (ONGOING) • Ensure appropriate buffers are maintained between rural areas and residential/rural living areas so as not to limit use of rural land for primary production (ONGOING) • Only support tourist activities in the rural zone where they complement agricultural land use and impacts from activities are contained on-site and will not compromise agricultural productive capacity, whilst maintaining that rezoning for tourist use is not supported in the Avon East Precinct. A Biosecurity Management Plan may be required as part of any agritourism proposal. (ONGOING)
Maintain the distinction between the agricultural land east and west of the Avon River to control development and limit conflicting land uses	<ul style="list-style-type: none"> • Maintain the general presumption that subdivision of rural land, especially within the Avon East, Avon West and Darling Range South will not be supported unless for farm rationalisation or conservation purposes. In particular, subdivision of the Avon East Precinct (mostly comprising land east of Northam) will be avoided, and land is to be retained for primary production (ONGOING) • Support continued sustainable agricultural production on private rural land including subdivision for farm rationalisation in the Darling Range North and Central precincts (ONGOING)

Encourage intensive agriculture, downstream processing of primary produce, diversified industries and tourism including farm stays and ecotourism subject to protecting agricultural land.	<ul style="list-style-type: none"> • Review that land use permissibility in the rural zone and apply the scheme flexibly (where discretion applies) to establish new commerce, industry and agricultural uses whilst discouraging land uses, other than agricultural in nature, within the Avon East Precinct (ONGOING) • Support value-adding industries in the rural zone if they comply with all relevant legislation, policies, guidelines and codes of practice and impacts of such usage are, in-so-far as possible, contained on-site (ONGOING) • Maintain adequate buffers between value-adding industries and broad hectare agricultural activities to minimise potential land use conflicts (ONGOING) • Ensure that land use definitions are fit for purpose to allow for establishment of rural industry on rural land (IMMEDIATELY)
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1.4.2.2 Commerce and Industry

Vision/Objectives

Development of a diversified range of commercial and industry uses in appropriate locations which provides significant employment opportunities and reduces the local economy's dependency upon the agricultural sector.

Directions	Actions
Promote diversification of the local economy and creation of new employment opportunities by encouraging development of a wide range of new commercial and industrial uses in settlements	<ul style="list-style-type: none"> • Review zoning of the Northam town centre to provide flexibility to support growth and host land uses and activities that support the wider region (IMMEDIATELY) • Introduce the Rural Townsite zone in Scheme to apply to settlements to provide flexibility for a range of commercial and light industry land uses compatible with settlements (IMMEDIATELY) • Investigate options for Rural Enterprise zoning around Wundowie and Bakers Hill while ensuring development is compatible with rural and residential amenity (SHORT TERM & ONGOING) • Apply the scheme in a flexible manner (where discretion exists) to support diversification of the local economy by providing opportunities for establishment of new commerce and industry in suitable locations (ONGOING)

<p>Promote Northam townsite as the Avon Valley's administrative and commercial hub and encourage new commercial and light industrial development to utilise existing infrastructure</p>	<ul style="list-style-type: none"> • Rezone existing land zoned commercial and mixed-use zone in the Northam Town Centre to Regional Centre and review scheme to provide for economic development opportunities (IMMEDIATELY) • Implement the Northam Town Centre Development and Connectivity Strategy, Land Rationalisation Strategy (Map 13) and Laneway Strategy (Map 14) to facilitate revitalisation (ONGOING) • Support further land assembly via subdivision to support a wide range of light and service industry uses in the industrial area east of the townsite (ONGOING)
<p>Ensure sufficient suitably zoned and serviced commercial and industrial land is provided in appropriate locations within existing established areas to accommodate new commercial and industrial activities</p>	<ul style="list-style-type: none"> • Rezoning and subdivision of commercial and industrial land to be in locations identified on the LPS maps, including expansion of industrial land along Yilgarn Ave and having regard for land capability, servicing requirements and proposals outlined under Part 7 of this LPS (ONGOING) • Consolidate commercial development in the town centre and designated local centres on the LPS map and limit its establishment in other locations and review zoning of land in and near these locations (IMMEDIATELY & ONGOING) • Prepare a LPP to guide commercial development and land use to ensure these contribute positively to the locality (SHORT TERM) • Facilitate and support additional commercial and industrial uses in appropriate locations securing infrastructure grants offered by State and Federal government (ONGOING)
<p>Encourage and support a wide range of general industrial uses including manufacturing, processing and distribution in the AIP and existing industrial areas while ensuring industry considers visual and amenity impacts</p>	<ul style="list-style-type: none"> • Continue to work with Development WA to develop AIP and review land use to maximise industrial use, review permitted uses (particularly warehouse/ storage) and rezone for general industry to accommodate a rail spur (SHORT TERM & ONGOING) • Support and encourage proposals to rationalise industrial landholdings (ONGOING) • Minimise the impact of industry on landscape values through quality design and landscaping. (ONGOING) • Implement LPP17 to deliver high quality industrial development, including the AIP and Logistics Hub (ONGOING)

	<ul style="list-style-type: none"> Facilitate redevelopment of the former Wundowie Foundry site for light industry including preparation of a local development plan (MEDIUM TERM)
1.4.2.3 Tourism	
Vision/Objectives Develop the Shire's tourism potential so that it becomes an increasingly popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values through activity and marketing efforts	
Directions	Actions
Promote further tourism investment and diversification through infrastructure support	<ul style="list-style-type: none"> Support further development of the local tourism industry by helping to secure grant funding (ONGOING) Work with local tourism businesses to actively promote the development and marketing of tourism opportunities (ONGOING)
Make investment in tourism an attractive and simple proposition by increasing opportunities for it in the planning framework and ability to apply for tourist uses	<ul style="list-style-type: none"> Review the scheme to support tourism, hospitality and recreational uses in the Northam town centre (IMMEDIATELY) Review the scheme zoning table so permissibility of tourism land uses is sufficiently flexible and apply accordingly to promote tourism development and diversification in appropriate locations including introduction of nature-based tourism where bushfire risk, servicing and environmental matters can be addressed (IMMEDIATELY) Review and implement LPP14 to provide guidance for the establishment of tourist accommodation facilities, including addressing emerging industries, such as Air BnB (SHORT TERM & ONGOING) Zone caravan park sites to protect affordable tourist accommodation (IMMEDIATELY)
Tourist uses to be located and planned to limit conflict with residential and rural land uses, the environment and heritage places.	<ul style="list-style-type: none"> Review and implement LPP14 to ensure that all future tourist development proceeds in a proper and orderly manner and does not give rise to any land use conflicts or have any detrimental impacts upon the natural environment or buildings and places of heritage significance (SHORT TERM & ONGOING) Delete tourist zone in the scheme for the El Caballo site and apply the special use zone (IMMEDIATELY)

1.4.2.4 Mining and Extractive Industry

Vision / Objectives

Ensure significant mineral deposits and BRM are identified, protected and managed compatibly with environmental and community objectives.

Directions	Actions
Protect important mineral and BRM resources for future exploration and extraction in accordance with acceptable environmental standards	<ul style="list-style-type: none"> • Protect opportunities for significant geological supplies and mineral resource extraction as shown on LPS maps with regard to separation distances to sensitive land uses unless technical information can demonstrate the resource is of insufficient quality or environmental values prevent mining or extraction (ONGOING) • Identify opportunities for sequential use whereby extraction and rehabilitation take place on a programmed basis prior to long term development as early as possible in the planning process (ONGOING)
Ensure minerals or BRM extraction does not adversely affect the environment or amenity in the locality during or after excavation and that due consideration is given to rehabilitation	<ul style="list-style-type: none"> • Review scheme requirements for mining operations including inserting a requirement in Part 4 to exercise discretion to inform the Minister for Planning and the Minister for Mines that proposed mining operations may conflict with the Scheme and LPS (where covered via Mining Act) and to ensure adequate level of control mining on land which may not be covered in the Mining Act and further liaise with DPLH and DMIRS on clarifying the framework for mining on such land (IMMEDIATELY) • Regularly review scheme provisions for extractive industries, as well as LPP 21 and local laws, to ensure that application requirements, possible conditions and bonds are sufficient to appropriately consider and regulate extractive industries through the development approval process (ONGOING) • Ensure staged rehabilitation of extraction sites occurs, so that they are visually acceptable and able to be utilised for future rural purposes (ONGOING)
Ensure extractive industries comply with all relevant approvals and controls	<ul style="list-style-type: none"> • Monitor the activities of all existing extractive industries operating and check for compliance with all relevant legislation, policies, guidelines, codes of practice and local laws (ONGOING)

1.4.3 Infrastructure and Community Facilities

1.4.3.1 Water Supply	
Vision/Objectives To ensure the provision of an adequate, high quality and reliable water supply to all areas of the Shire and encourage its efficient use and protection.	
Directions	Actions
Ensure long-term protection of existing public drinking water source areas and water supply infrastructure, by controlling land uses and development within these areas	<ul style="list-style-type: none"> Have due regard for potential impacts of land uses when considering scheme amendment proposals or development applications within these areas. (IMMEDIATELY & ONGOING) Further subdivision in the Public Drinking Water source area in the Darling Scarp Southern Precinct is not supported except for conservation or farm rationalisation purposes. (ONGOING) Classify strategic public drinking water source areas, public water supply dams, catchments and tanks sites in Crown ownership in the Shire as 'Public Purpose' reserve (Water Supply or Water Supply Catchment) in the Scheme and apply Scheme provisions accordingly (IMMEDIATELY)
Facilitate water supply upgrades and new infrastructure and additions to support future development and protect against drought	<ul style="list-style-type: none"> Liaise with the Water Corporation to facilitate additions and upgrades to existing water supply infrastructure as required including expansion of current wastewater re-use schemes (ONGOING)
Ensure that a sustainable potable water supply is provided, where scheme water is not available	<ul style="list-style-type: none"> Rural residential zoning, subdivision and development proposals will require reticulated water connection and rural smallholdings proposals will require a sustainable water supply (ONGOING) Add a scheme requirement for a minimum 120,000L rainwater tank for residential requirements on rural properties where reticulated water supply is not available (IMMEDIATELY)
Support efficient use of water and reuse of treated wastewater	<ul style="list-style-type: none"> Promote community involvement in the identification, augmentation, upgrade, conservation and protection of water supply (ONGOING)

	<ul style="list-style-type: none"> Continue to support use of treated wastewater on public spaces to reduce reliance upon water supplied from GAWSS and to reduce need for future upgrades to wastewater infrastructure (ONGOING) Continue to work with Water Corporation and DWER for advice on efficient water use (ONGOING)
Promote supplementary water supply for dwellings to reticulated water	<ul style="list-style-type: none"> Incorporate provisions into LPPs for alternative water supplies to supplement reticulated water supplies such as requirements for new dwellings to have a rainwater tank subject to the size of dwellings (SHORT TERM)
1.4.3.2 Wastewater disposal	
Vision/Objectives <p>To ensure that all development that generates sewage is served by adequate, high quality and reliable sewage disposal facilities and that disposal of all sewage is effectively managed to not adversely affect community health, the amenity of adjoining land uses or natural resources.</p>	
Directions	Actions
Wastewater disposal in future development should not have adverse impacts on public health and the natural environment	<ul style="list-style-type: none"> Focus new development and growth in locations with access to reticulated sewerage in the Northam Townsite and Wundowie (ONGOING) Where reticulated development is unavailable to single lots, apply principles for safe onsite wastewater disposal including use of secondary treatment in sensitive locations, suitable placement of onsite treatment systems and adequate onsite retention and treatment (ONGOING) Apply State Policy when considering applications for the subdivision of land and make appropriate recommendations to the WAPC for wastewater disposal (ONGOING) Ensure development and land use along waterways and rivers which are not yet identified in the State's mapped sewerage sensitive areas has due regard to the objectives of the state sewerage policy (ONGOING)

Ensure that future development and land use within odour buffer areas of existing or proposed WWTPs and other treatment facilities are compatible with the long-term operation of these facilities	<ul style="list-style-type: none"> • Apply Scheme SCA provisions to ensure that any future development and use of land within the odour buffers is compatible with any existing or future proposed development and use of these wastewater treatment plants (ONGOING) • Work with the Water Corporation to ensure that all existing and future landowners whose properties are located within the defined odour buffers for wastewater treatment plants are aware of the potential for nuisance and likely limitations and restrictions on future land use and development (ONGOING) • Consider applying conditions for on any future planning or subdivision approvals requiring the preparation and registration of a Section 70A notification on the Certificate of Title of all affected properties as opportunities arise (SHORT TERM & ONGOING)
Support expansion of existing reticulated sewerage headworks infrastructure in the Northam and Wundowie townsites and installation of infill sewerage in Bakers Hill	<ul style="list-style-type: none"> • Work with the Water Corporation to provide for the expansion of the existing reticulated sewerage headworks infrastructure in the Northam townsite (SHORT TERM & ONGOING) • Work with the Water Corporation to provide infill sewerage in Bakers Hill, parts of Northam and Wundowie including appropriately located wastewater treatment plants (MEDIUM - LONG TERM)

1.4.3.3 Drainage, Waterways and Flooding

Vision/Objectives

To ensure that all development is served by adequate, high quality and reliable stormwater drainage infrastructure that improves the quality of stormwater runoff and avoids salinity encroachment, flood risk and negative impacts on local drainage conditions and natural resources and promote a coordinated approach to agricultural drainage.

Rivers and waterways are greatly valued and to be maintained to a high natural standard. The Avon River and its tributaries are to be healthy, appreciated and used by the community and visitors for both passive and active recreation.

Directions	Actions
Avoid development in areas identified as liable to flooding and inundation	<ul style="list-style-type: none"> • Review the extent of SCAs and development controls based on updated flood plain mapping endorsed by the Shire and DWER to show the location and extent of all land identified as being liable to flooding or inundation (SHORT TERM) • Apply the provisions of the Avon and Mortlock River SCA and Spencer Brook SCA and ensure future development and land use adjacent to these systems is appropriately located, preserves ecological values, landscape qualities and associated riparian zones and does

	<p>not adversely affect their capacity to convey floodwaters or result in further land degradation (ONGOING)</p> <ul style="list-style-type: none"> • Avoid further subdivision in Spencers Brook and encourage lot amalgamation in accordance with LPP25 (ONGOING) • Seek to secure drainage lines and river foreshore areas in reserves where surrounding land is developed or subdivided and where there is no current information available for a particular site liaise with DWER on floodplain management (ONGOING)
Provide for effective and efficient stormwater drainage throughout the Shire incorporating best water sensitive urban design and management practices	<ul style="list-style-type: none"> • Development and subdivision to address stormwater retention/management and address drainage, vegetation and site works, including preparation of water management strategies/plans, to ensure effective and efficient stormwater drainage (ONGOING) • Planning for new development areas and rural residential land is to demonstrate an integrated drainage network (ONGOING) • Development and subdivision in and adjacent to townsites to address water sensitive urban design principles in accordance with BUWM to improve the quality of stormwater runoff to and from urban areas (ONGOING)
Protect against rising groundwater and salinity, particularly in settlements	<ul style="list-style-type: none"> • Development and subdivision proposals to address local drainage conditions and demonstrate that drainage will not be impaired or contribute to rising groundwater or increased salinity (ONGOING)
Protect vegetation corridors along waterways and encourage revegetation of cleared areas	<ul style="list-style-type: none"> • Work with Wheatbelt Natural Resource Management and community groups to improve waterways and encourage revegetation (ONGOING) • Ensure development and land use will not adversely impact waterways by imposing suitable conditions and review relevant scheme provisions (SHORT TERM AND ONGOING)

1.4.3.4 Power and Communications

Vision/Objectives

To ensure that all future development is energy efficient and served by a reliable, affordable and sustainable power supply.

To provide affordable, modern and equitable telecommunication services in a timely manner that are sensitive to economic, social, environmental and technical conditions and maximise opportunities for economic growth and development.

Directions	Actions
Facilitate and support necessary upgrades to power infrastructure to ensure sufficient supply to satisfy current and anticipated demand and ensure integrity of the system, given the bush fire risks	<ul style="list-style-type: none"> Progress discussions with Western Power for upgrades to existing supplies and new sustainable power supply schemes (SHORT TERM) Work with the relevant authorities to replace old power poles, particularly in high bushfire risk areas (SHORT TERM & ONGOING) Monitor all external sources of infrastructure funding assistance and prepare funding applications for infrastructure subsidies as and when required (ONGOING) Support Shire initiatives in LPPs to ensure that all future development is energy efficient and served by a reliable, affordable and sustainable power supply (SHORT TERM & ONGOING)
Encourage and support conversion to underground distribution lines	<ul style="list-style-type: none"> Work with Energy Policy WA and Western Power to secure funding assistance under SUPP to convert existing overhead power to underground distribution lines in established settlements, scenic routes and tourism/heritage precincts (SHORT TERM & ONGOING)
Encourage and support the development and use of alternative power supply options, including reticulated gas	<ul style="list-style-type: none"> Liaise with relevant State Government authorities to aim to achieve the provision of reticulated gas supply to the townsites and industrial areas (SHORT TERM & ONGOING) Include 'Renewable Energy Facility' as a new land use in the scheme and ensure permissibility facilitates the establishment of renewable energy facilities where appropriate (SHORT TERM & ONGOING)
Promote energy conservation in the design and development of new urban areas and housing	<ul style="list-style-type: none"> Apply R-Codes to encourage and promote energy conservation in the design and development of new urban areas and housing (ONGOING) Incorporate relevant provisions in LPPs to encourage inclusion of energy efficient measures into new developments (SHORT TERM)

	<ul style="list-style-type: none"> Ensure that structure plans and LDP's for future development in settlements incorporate the principles of energy efficient design (ONGOING)
Encourage and facilitate timely, effective and cost competitive telecommunication infrastructure	<ul style="list-style-type: none"> Continue to work with service providers to facilitate timely and effective provision of affordable, modern telecommunications technology (ONGOING)
1.4.3.5 Waste Management	
Vision/Objectives To minimise the amount of solid and putrescible waste produced and provide for safe and effective management of all waste generated so as to not adversely affect community health, amenity of adjoining land uses or natural resources.	
Directions	Actions
Minimise waste produced and need for new or expanded waste disposal sites	<ul style="list-style-type: none"> Implement the Regional Waste Management Strategy to achieve waste targets and continue investment in campaigns to encourage recycling and waste minimisation (ONGOING)
Provide for safe, effective and environmentally sensitive management of all solid and liquid wastes produced	<ul style="list-style-type: none"> Implement the Regional Waste Management Strategy to improve regional waste management activities and options. (SHORT TERM) Improve local waste management options, including waste avoidance and recycling options (ONGOING) Ensure that the existing closed waste disposal sites in Bakers Hill, Grass Valley and Wundowie are managed in accordance with requirements of DWER and all relevant legislation (ONGOING) Prepare and implement suitable post-closure management plans for all closed solid waste disposal sites. (SHORT TERM)
Ensure that future development and land use within buffer areas of existing or proposed waste disposal sites is compatible with their long-term operation of these facilities	<ul style="list-style-type: none"> Apply EPA Environmental Protection Guidance Statement – Separation Distances between Industrial and Sensitive Land Uses when considering planning proposals and development applications around waste disposal facilities (ONGOING)

	<ul style="list-style-type: none"> Prohibit further development on the closed waste disposal sites in Bakers Hill, Grass Valley and Wundowie pending detailed structural and environmental health assessments and site remediation to acceptable standards (ONGOING) Review buffer area around the Old Quarry Site to accommodate its expansion (SHORT TERM)
1.4.3.6 Community Services and Facilities	
Vision/Objectives To facilitate the development of a vibrant community that has access to a wide range of services and facilities for all age groups, which help to foster a strong sense of community and attract people to the Shire.	
Directions	Actions
Facilitate a wide range of well-planned and located community services and facilities	<ul style="list-style-type: none"> Introduce the Rural Townsite zone into the Scheme and zone settlements to provide for flexibility to support a range of community-based land uses while ensuring that uses are appropriate for townsites (IMMEDIATELY) Provide opportunities for community participation in the planning, delivery and management of community services and facilities (ONGOING)
Promote coordination between different service providers and encourage joint use and co-location of services and facilities	<ul style="list-style-type: none"> Ensure the Scheme is sufficiently flexible and applied accordingly to enable joint use, co-location and redevelopment of community facilities to meet needs over time (ONGOING) Facilitate joint development of services and facilities by both the public and private sectors and coordinate their planning and timely provision by ensuring a sufficient supply of suitably zoned and serviced land in main settlements (ONGOING)
Provide and maintain access to a wide range of education and training services and facilities that benefit the whole community	<ul style="list-style-type: none"> Review the Scheme and ensure it is applied flexibly to support development of education and training facilities (ONGOING) Continue to work with relevant authorities to encourage the use and retention of the Muresk Facility for rural and regional education purposes. (ONGOING)
Facilitate provision of a wide range of suitably located accommodation, health and care services and facilities to cater for	<ul style="list-style-type: none"> Promote coordinated development of aged accommodation, health and care facilities in central locations in the Northam townsite and main settlements including the Northam health precinct adjoining the Northam Regional Hospital (ONGOING)

needs of elderly and indigenous populations	<ul style="list-style-type: none"> • Work with the local indigenous population to plan for the provision of a range of services and facilities which serve their specific needs and requirements (ONGOING) • Review scheme to provide flexibility for health and medical facilities in the Shire (SHORT TERM)
Ensure public open space is used effectively to meet a range of active and passive recreation needs	<ul style="list-style-type: none"> • Finalise and implement recommendations of the Shire's Public Open Space Strategy which will include an audit to identify gaps and opportunities for connection (SHORT TERM)

1.4.3.7 Transport

Vision/Objectives

To provide a comprehensive, well planned and integrated transport network that is safe, efficient, environmentally sensitive and meets the needs of all users.

Directions	Actions
Identify and provide for long-term protection of significant transport infrastructure	<ul style="list-style-type: none"> • Introduce Scheme requirements for development along major roads to protect the efficiency of infrastructure (SHORT TERM) • Work with MRWA to input into EastLink project to respond to impacts on properties and identify development opportunities on the route and retain the Kep track route (SHORT TERM) • Work with MRWA to identify development opportunities on regional roads where possible (ONGOING)
Improve the efficiency, safety and quality of the transport network for the benefit of all users having regard for economic, environmental, social values and transportation needs	<ul style="list-style-type: none"> • Prepare, adopt and review LPPs to establish a local road hierarchy to accommodate special transport needs such as RAV requirements for wide loads and farm vehicles and ensure all future development is compatible with the network's efficiency, safety and quality for all users (SHORT TERM & ONGOING) • Work with Federal government, MRWA and community to develop and implement strategies to reduce conflicts between heavy haulage vehicles and local and tourist traffic (SHORT TERM & ONGOING) • Apply SPP 5.4 to consider noise impacts on sensitive land uses along major roads and rail and investigate opportunity to establish a scheme special control area while acknowledging that such land uses will be in proximity to road and rail given the historic pattern of development (MEDIUM & ONGOING)

	<ul style="list-style-type: none"> Continue to pursue the local government's road infrastructure management program as provided for in its Traffic Asset Management Plan and to work with RoadWise Committee Advisory Group to address road safety issues and black spots (ONGOING)
Plan for transport services and infrastructure in close consultation with State and Federal government and the local community	<ul style="list-style-type: none"> Work with State and Federal governments and community to implement the Roads 2030 Regional Strategies for Significant Local Government Roads – Wheatbelt North 2015 (ONGOING) Work with PTA to increase the efficiency and the effectiveness of Avon Link and Transperth services to Wundowie townsite and investigate options to provide an efficient, affordable and sustainable local public transport service (SHORT TERM TO MEDIUM TERM)
Support and encourage upgrading and increased use of rail infrastructure to improve the efficiency of the State's grain freight network for bulk haulage	<ul style="list-style-type: none"> Work with Department of Transport to implement strategies under the Regional Freight Plan and the Revitalising Regional Agricultural Freight Strategy (ONGOING) Support establishment of rail spur at Avon Industrial Park (IMMEDIATE) Assist CBH to facilitate expansion of its Avon grain handling facilities consistent with its Network Plan and work with CBH to support safe road conditions particularly during harvest (SHORT TERM)
Increase use of the airport by increasing services, facility use and land uses that are complementary	<ul style="list-style-type: none"> Review the Northam Airport Master Plan 2015 to support increased and efficient usage of the aerodrome and create opportunities for compatible and complementary land uses within and adjacent to it such as an international pilot flying school for international pilots having regard to suitable buffers (SHORT TERM)

1.4.4 Environment and Conservation

1.4.4.1 Natural Resources and Biodiversity

Vision/Objectives

Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of current and future generations while providing appropriate development opportunities to promote the local economy.

Directions	Actions
Implement recommendations from the LBS and protect and secure high conservation areas, threatened ecological communities, areas with native vegetation and ecological assets including waterways	<ul style="list-style-type: none"> • Ensure that all land use planning decisions consider the LBS vegetation targets (ONGOING) • Confirm the conservation values of the selected reserves and amend reserve classification in the Scheme to protect Crown land with conservation value and consider inclusion into State Nature Reserves, noting that some of the reserves have ongoing recreational uses which may limit some opportunities for this until these uses cease to operate (SHORT TERM & ONGOING) • Seek to protect vegetation on private land in locations identified as Conservation areas on the LPS map, for possible rezoning to Environmental Conservation zone or inclusion into reservations (ONGOING) • Review scheme provisions for retention and protection of existing vegetation and/or planting of additional vegetation including provisions for Rural, Rural Residential and Rural Smallholding zone provisions to protect environmental assets (IMMEDIATELY) • Protect roadside vegetation while maintaining and improving road safety (ONGOING) • Mature trees, which are those with potential nesting hollows, should be mapped and retained where possible and identify and register significant trees for protection and introduce scheme provisions to protect significant trees (SHORT TERM)
Promote planning, protection, management and sustainable use of natural resources and support community organisations involved in natural resource management	<ul style="list-style-type: none"> • Promote and support integrated catchment management being undertaken by Wheatbelt Natural Resource Management Incorporated and local catchment groups, and undertake consultation with these organisations on relevant planning decisions (ONGOING)

	<ul style="list-style-type: none"> Identify opportunities to support and fund for natural resource management activities from State and Federal government sources where these complement the provision of services by the Shire (ONGOING) Support preparation and implementation of management plans for public and privately-owned land identified as being of high conservation value (ONGOING)
Ensure land and soil is protected, and prevent land degradation and provide for the rehabilitation and revegetation of degraded land	<ul style="list-style-type: none"> Identify all areas affected by or at risk of land degradation including salinity, waterlogging, water erosion, wind erosion and soil acidification (MEDIUM TERM) Review scheme provisions to protect environmental assets and so that new development does not adversely impact land and soil resources (SHORT TERM) Request DPIRD provide information and mapping to identify areas affected by or at risk of land degradation; and guidance on best practice remedial options for addressing land degradation, with information and mapping provided to Wheatbelt Natural Resource Management Incorporated and local catchment groups to facilitate use by farmers in farm management planning activities (MEDIUM TERM)
Support development of a climate change adaptation strategy/action plan	<ul style="list-style-type: none"> Investigate options for the development and implementation of a climate change adaptation strategy and action plan (SHORT TERM & ONGOING)

1.4.4.2 Visual Landscape Protection

Vision/Objectives

Protect and enhance valued natural, rural and built landscapes as tourism assets and encourage development which is sensitive to the characteristics that give these areas their value.

Directions	Actions
Protect and enhance valued landscapes, features and views, particularly on travel routes and main roads, scenic routes, tourist drives, and recreational routes and encourage restoration of degraded landscapes.	<ul style="list-style-type: none"> Avoid new development on prominent skylines, focal points and ridgelines (see Map 10) or development to be sited or use of vegetation screening to prevent it from being seen at these locations on scenic routes. (ONGOING) New development proposed on steep slopes identified or within 500m either side of scenic routes as shown on Map 10 and Great Eastern Highway should not be prominent or dominate the views from the roads through siting and screen planting. (ONGOING)

	<ul style="list-style-type: none"> • Elsewhere on scenic and main travel routes, the appearance of development should seek to blend with the natural, rural or built character of the surrounding landscape and not become a dominant or prominent feature. (ONGOING) • Review the local planning scheme provisions, which may include developing a LPP to ensure development is not dominant in the landscape in specified locations (see Map 10) and ensure that new land uses which do not display a rural character such as industry, quarries or waste sites are not visible in these locations. (ONGOING) • Revegetate / retain vegetation on the skyline as viewed from scenic routes and on water courses and apply vegetation screening along scenic routes where new development is located within 500m of each side of these roads (see Map 10). (ONGOING) • Work with MRWA to retain the landscape, amenity and recreational values of the Kep Track. (ONGOING)
Ensure that future development maintains landscape value through appropriate general location, siting and design	<ul style="list-style-type: none"> • Review scheme controls and the local planning framework so that development which has potential to negatively impact visual landscape character in sensitive locations will be avoided and/or impacts minimised while not unreasonably preventing development. This includes replacing the Landscape Protection SCA with scheme provisions requiring development approval for specified types of development in sensitive locations and preparing a LPP to guide development and design. (SHORT TERM) • Valued landscape characteristics and views should be protected by measures such as suitable building envelopes, determining appropriate setbacks from scenic routes, screen planting or siting development behind existing vegetation, and providing guidance on building specifications including height, bulk and reflectivity, to be detailed in the LPP. (SHORT TERM) • Where new development is likely to adversely impact on valued or sensitive visual landscape character, proposals need to identify and address potential visual impacts in accordance with the WAPC's Visual Landscape Planning Manual. (ONGOING) • Rural living estates should not appear as a continuous, urban corridor, but as distinct areas, separated by bushland or agricultural landscapes. (ONGOING)
Preserve and enhance Northam Townsite's character and sense of place	<ul style="list-style-type: none"> • Implement measures to improve entry points to Northam from Great Eastern Highway and tourist routes and maintain views of the town in its valley setting (see Map 10) without allowing

	<p>views to be blocked by new buildings or roadside tree planting while providing minimal visibility of industry or utilities. (ONGOING)</p> <ul style="list-style-type: none"> Minimise impact of development on sensitive steeper slopes when new residential areas are developed. (ONGOING) Protect the town's valued streetscapes, which include buildings of heritage significance and/or appearance, together with improvements to buildings that will improve their appearance and contribute to the streetscape. (ONGOING) Enhance the natural character of the Avon and Mortlock Rivers by restoring riverine vegetation. (ONGOING)
1.4.4.3 Contaminated Sites, Buffers and Impact Areas	
<p>Vision/Objectives</p> <p>To prevent any further land contamination and identify, manage and remediate contaminated sites to avoid any negative health and environmental impacts and clearly define, secure and manage buffer areas to protect industry, infrastructure and special uses from incompatible land uses and provide for the safety and amenity of surrounding land uses.</p>	
Directions	Actions
Restrict land uses that have potential to cause land contamination	<ul style="list-style-type: none"> Ensure that land uses that may result in soil contamination such as chemical, waste or liquid fuel storage are not permitted unless it is demonstrated they will not result in any contamination or adverse effects on future land use (ONGOING)
Improve processes and information regarding UXO to ensure future fire incidents can be managed appropriately	<ul style="list-style-type: none"> Clarify status of "UXO Significant" properties with DFES and the Department of Defence (IMMEDIATELY) Add scheme provisions for development and land use potentially affected by UXO to be referred to the UXO Services Branch of DFES prior to granting development approval and to ensure that sites are adequately remediated prior to development (IMMEDIATELY & ONGOING)
Protect sensitive land uses from industrial emissions and other land uses and protect opportunities for industry with potential to generate offsite impacts by identifying and	<ul style="list-style-type: none"> Identify, review and secure suitable buffer areas around operations where impacts cannot be managed on site such as significant industry, infrastructure and special uses, early in the planning process (ONGOING)

securing suitable buffer areas at an early stage in the planning process	<ul style="list-style-type: none"> • Have regard for the EPA's Guidance Statement No. 3 (Separation Distances between Industrial and Sensitive Land Uses), scientifically based site-specific studies and outcomes from consultation with affected landowners and the relevant authorities in establishing buffers (ONGOING) • Only support variations to existing defined or recommended buffer area boundaries where it is justified in a scientifically based site-specific study and associated report (ONGOING) • Review the planning approach for abattoir facilities in the Scheme for consistency in how they are dealt with which may include introduction of scheme requirements which set out requirements and activities based on level of impact on surrounding areas or establishment of a SCA (SHORT TERM)
Ensure that only compatible land uses are permitted to be developed within defined buffer areas or around infrastructure which generates off-site impacts	<ul style="list-style-type: none"> • Within identified buffer areas, limit and manage proposals for introduce sensitive land uses (ONGOING) • Apply the WWTP Buffer SCA provisions in the Scheme to ensure that the development and use of any land located within each plant's defined buffer area is compatible with any existing or proposed future development and use of that plant (IMMEDIATELY & ONGOING) • Proposals for rural residential purposes surrounding the Northam Aerodrome should be carefully considered through the rezoning process in terms of constraining the development of existing land uses and limiting the development of other new land uses in the long term (ONGOING).
Manage and monitor industrial emissions so that they are at acceptable levels at the outer edge of defined buffer areas	<ul style="list-style-type: none"> • Where emissions within defined buffer areas for any industry, infrastructure or special use are deemed to exceed acceptable levels, work with the operator, EPA, DWER and community to help establish monitoring regimes and best practice approaches to emissions management (ONGOING)
1.4.4.4 Bushfire Risk	
Vision/Objectives To implement risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure and undertake continued bushfire management planning and mitigation work and avoid development in areas with extreme fire risk	

Directions	Actions
Avoid development in extreme bushfire risk area and manage risk with conservation values	<ul style="list-style-type: none"> • Focus development on existing cleared land and consolidation in and around existing settlements and develop a strategic plan for developing in areas where there may be bushfire risk (ONGOING) • Ensure that clearing required to manage bushfire risk is consistent with conservation values (ONGOING)
Ensure that new development adequately addresses bushfire risk	<ul style="list-style-type: none"> • Further bushfire risk management planning is required to reduce the hazard level before development, intensification or rezoning may be considered (ONGOING) • Ensure subdivision, development and the location of vulnerable land uses responds to site and landform conditions including access and egress and services to improve bushfire response, adequate separation from vegetation and focus development in areas with mains water and power supply (ONGOING)
Ensure ongoing bushfire management including availability of infrastructure to support firefighting	<ul style="list-style-type: none"> • Undertake continued bushfire management planning and mitigation work Shire wide including preparation of a strategic plan and review the allocation and condition of key infrastructure required in bushfire emergency (ONGOING) • Undertake a strategic review of bushfire access connections and establish a coordinated emergency access network (SHORT TERM) • Continuously monitor compliance of approved Bushfire Management Plans (ONGOING) • Implement and review the Reserve Management Plan (2020) to manage bushfire risk (ONGOING)

1.4.5 Cultural Heritage

1.4.5.1 Aboriginal Cultural Heritage and Native Title	
Vision/Objectives To understand, appreciate and protect all areas of Aboriginal cultural heritage significance and ensure the timely resolution of native title issues to maximize opportunities for future development and growth.	
Directions	Actions
Identify and protect aboriginal cultural heritage sites in considering planning proposals	<ul style="list-style-type: none"> Recognise and consider sites of aboriginal heritage significance in planning proposals and/or other activities which disturb land in accordance with the <i>Aboriginal Heritage Act 1972</i> (ONGOING)
Work with Noongar Regional Corporations to support future development under the SWNTS	<ul style="list-style-type: none"> Work with Noongar Regional Corporations to realise opportunities under the SWNTS for economic or cultural use of land (ONGOING)
1.4.5.2 Historic Heritage and Character Areas	
Vision/Objectives To ensure the long-term protection and preservation of all buildings and places identified by the local community as being of cultural heritage significance.	
Directions	Actions
To ensure that all areas of historic heritage significance are identified and insofar as reasonably possible, protected when considering proposals for land use change and development	<ul style="list-style-type: none"> Continuously review the Local Heritage Survey in accordance with requirements of the Heritage Act 2018 and update the Heritage List accordingly (SHORT TERM) Apply scheme provisions, LPPs and design guidelines to protect and preserve heritage and culturally significant buildings and places (SHORT TERM & ONGOING) Review LPP18 to incorporate general heritage provisions and the existing heritage precincts as heritage areas as well as the Mitchell on Avon SCA and delete the SCA from the Scheme (SHORT TERM)

	<ul style="list-style-type: none"> Encourage the sustainable development and use of heritage places through the establishment of development incentives and grant funding opportunities (SHORT TERM & ONGOING)
--	--

1.4.6 Settlements

1.4.6.1 General	
Vision/Objectives <p>The Shire's settlements will be well planned, comprehensively serviced and provide significant opportunities for a wide variety of suitable land uses in an efficient, cost effective and timely manner which reflects community aspirations.</p>	
Directions	Actions
Ensure that the local planning framework is sufficiently flexible and can accommodate a wide range of urban land uses in settlements subject to the preservation of local amenity, character, safety and heritage values	<ul style="list-style-type: none"> Rezone land for mixed use and commercial use in settlements to Rural Townsite to provide flexibility to support range of residential, local commercial and community uses and medium density development and introduce scheme provisions for development to ensure development is suitable for the location and adequately serviced and apply residential density codes based on sewer availability (IMMEDIATELY) Development to have due regard for the protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance and the efficiency and safety of vehicle and pedestrian movement systems, and car parking requirements. (ONGOING)
Ensure adequate supplies of suitably zoned, serviced and affordable urban land in appropriate locations in settlements and provide for coordinated development and release of urban land	<ul style="list-style-type: none"> Facilitate and support development and release of suitably zoned, serviced and affordable urban land in locations shown on the LPS maps while retaining other land for broad hectare agricultural uses and vegetation protection (ONGOING) Undertake detailed planning as required, such as LDPs to coordinate the planning, development and release of land in main settlements and include scheme requirement to provide for plans where desirable (IMMEDIATELY)

Support growth of settlements by creating opportunities to consolidate development and support infrastructure provision	<ul style="list-style-type: none"> Support infill development opportunities in suitable locations in the settlements (SHORT TO MEDIUM TERM) Investigate methods to reduce and/or subsidise essential service infrastructure costs for future development including negotiation with developers and service providers and applications for grant funding from external funding sources such as State and Federal Government agencies (ONGOING) Work with the PTA to identify portions of railway reserves in main settlements considered surplus to operational needs and rezone for development to benefit the community and travellers (SHORT TERM)
---	--

1.4.6.2 Northam Townsite

Vision/Objectives

Maintain and reinforce the Northam townsite's function and role as a sub-regional centre which is the main commercial and service hub of the Avon sub-region and for much of the Wheatbelt region with a distinct and recognisable town centre.

Facilitate regeneration and revitalisation of the town centre precinct as the primary focus of retail and commercial activity in the town and Avon sub-region with a variety of cultural/art, retail, tourism and hospitality choices.

Consolidate residential land uses while protecting and enhancing the unique Northam town setting in the surrounding rural landscape.

Directions	Actions
Direct urban growth to existing residential zoned land in the Northam townsite to consolidate future growth.	<ul style="list-style-type: none"> Support and encourage infill subdivision and development of existing residential zoned land in inner residential areas and new residential development in the residential expansion areas as shown on Map 2 subject to confirmation of development potential. No additional areas should be rezoned for residential around the townsite (SHORT TERM & ONGOING) Ensure future planning for significant residential development proposals addresses servicing, land capability, water management and drainage, conservation, lot layout, road access and visual amenity (SHORT TERM & ONGOING) Consider potential to rezone and develop rural land east of the Northam racecourse for an equestrian-themed residential estate comprising residential dwellings and associated equestrian facilities for training and stabling of horses subject to preserving local amenity, character and safety (MEDIUM TERM)

	<ul style="list-style-type: none"> • Ensure that all future development in the Northam townsite has due regard for the constraints imposed by Great Eastern Highway Bypass, railways, CBH facility, WWTP, aerodrome and cemetery (ONGOING)
Facilitate redevelopment and revitalisation in the town centre, and infill and mixed-use development	<ul style="list-style-type: none"> • Rezone the Northam Town Centre from the existing Commercial and Mixed Use zones to a more flexible zone to allow a broader mix of uses and activities reflecting Northam's role as the key commercial centre in the Avon sub-region and servicing the Central Wheatbelt (IMMEDIATELY) • Increase residential density to R80 to support development where rezoning occurs (IMMEDIATELY) • Rezone some parts of the West End of the town centre to Residential where commercial activity is not expected to occur and to consolidate commercial activity to more central locations (see Map 4) (IMMEDIATELY) • Develop LPPs to establish a consistent set of development standards that can be applied to all future commercial development, mixed use development and corner lot developments (SHORT TERM) • Encourage lot amalgamation and explore development incentives to promote this and consider plot ratio and other incentives to support consolidation and redevelopment (IMMEDIATELY) • Partner with key stakeholders to help prepare and implement plans and proposals for the following areas and sites in the Northam townsite: <ul style="list-style-type: none"> ○ Minson Avenue, Fitzgerald Street, Wellington Street East and the West End in the town centre area. ○ Old St Christopher's Hostel site on Inkpen Street. ○ Former Victoria Oval bounded by Charles, Duke, Gairdner and Wellington Streets. ○ Numerous serviced residential lots with dual road frontage in West Northam. ○ Several underutilised/vacant sites and old public housing areas throughout the townsite. ○ Several laneways within the townsite which provide the opportunity for infill redevelopment. ○ Numerous rural lots located near the racecourse ○ Heritage areas and heritage building reuse (SHORT TERM)

	<ul style="list-style-type: none"> • Implement the Land Rationalisation Strategy (Map 13) and the Laneway Strategy (Map 14) to facilitate infill subdivision opportunities (ONGOING) • Review and implement recommendations of the Northam Town Centre Development and Connectivity Strategy including as outlined in Appendix 3: <ul style="list-style-type: none"> ○ Prioritise pedestrian and cyclist movement by creating interesting, safe and comfortable routes throughout the centre, particularly improving connections between: <ul style="list-style-type: none"> ▪ the river, Minson Avenue, Fitzgerald Street and Wellington Street ▪ key destinations including retail centres, open spaces ▪ the West End of the CBD to the northern side of the Avon River (a new connection). ○ Build on the town's heritage character as a backdrop to delivery of new and contemporary attractions and amenities that reflect the local lifestyle. ○ Increase amenity, introduce new local attractions and support place activation and place marketing to attract new and repeat visitors, extending spend and dwell time. ○ Improve public realm through beautification initiatives that support and stimulate local business, investment and employment with a focus on improving linkages, way-finding elements, shade and tree canopy, seating, landscaping, public art/murals and footpath upgrades ○ Create a series of Avon River destination nodes ○ Development of a mix of uses, connected street grid and open spaces in the West End. ○ Support entertainment uses, alfresco dining and development of short stay accommodation in the town centre to increase night-time activity (SHORT TERM & ONGOING)
Consolidate commercial and retail land uses in the Northam Town Centre.	<ul style="list-style-type: none"> • Support Fitzgerald Street as the retail hub and main street (ONGOING) • Restrict future zoning for commercial and retail to the Northam town centre and designated local centres as shown on the LPS to consolidate commercial land uses (ONGOING) • Review the Northam Town Centre Parking Strategy and scheme parking requirements to ensure that there is a convenient car parking supply to support businesses and that parking areas are used efficiently and do not detract from appearance of the centre (SHORT TERM) • Support the development of commercial and tourism land uses which support the Northam Town Centre's role as the key centre in the Shire and Avon sub-region (ONGOING)

Encourage further industrial use of designated industrial areas and provide opportunities for industrial expansion	<ul style="list-style-type: none"> Encourage and support further development in designated industrial areas to accommodate a wide range of industrial uses, including consolidation of land parcels and making land development ready for industry around Northam Townsite (ONGOING) Rezone land along Yilgarn Ave for industry, subject to servicing and land capability assessment (SHORT TERM)
Ensure land use and development addresses flood risk and stormwater management	<ul style="list-style-type: none"> Apply the Avon and Mortlock River SCA provisions so that future development and land use adjacent to river systems is appropriately located, preserves ecological values and landscape qualities and does not adversely affect capacity to convey floodwaters or result in further land degradation (ONGOING) Investigate the feasibility and cost of preparing a stormwater drainage management strategy for the Northam townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design (MEDIUM TERM)
Support the retention of native vegetation and habitat trees within the Northam townsite.	<ul style="list-style-type: none"> On land identified for potential future residential use subject to environmental consideration and further planning (Lot 120 Mitchell Ave and 9000 and 50 Mt Ommanney Rd), retain native vegetation and habitat trees in public open space to maintain ecological linkages with adjacent reserves (ONGOING) Support retention of native vegetation in providing advice on subdivision proposals and when granting development approval (ONGOING)
1.4.6.3 Wundowie	
Vision/Objectives Wundowie will be a vibrant local centre in a bushland setting offering quality rural lifestyle whilst meeting needs of a diverse and growing community. It will be a main local service centre with a distinct centre and major provider of services for the west of the Shire.	
Directions	Actions
Encourage and support consolidation of development in the townsite while retaining its character and subdivision design	<ul style="list-style-type: none"> Rezone lots in the town centre to Rural Townsite to support redevelopment of the centre and flexibility to allow range of uses suitable for a town centre location and apply R-code of R30 based on existing R-coding for commercial zone (IMMEDIATELY)

	<ul style="list-style-type: none"> • Work with Development WA and DPLH to investigate the development potential for vacant Crown land in the Wundowie townsite with potential for residential development (R20) while ensuring that environmental values and bushfire risk are addressed (SHORT TERM) • Maintain the current 'Garden City' subdivision design when planning for development (SHORT TERM)
Encourage and provide opportunities for economic development and the revitalisation of the town centre area including a wide range of compatible land uses	<ul style="list-style-type: none"> • Support development of the existing zoned land east of the town for light industry subject to compatibility with long-term operation of the WWTP, surrounding land uses and adequate servicing (SHORT TERM) • Support redevelopment of existing industrial land within and around the former Wundowie Foundry site for additional light industrial use through subdivision and/or preparation of a LDP (SHORT TERM) • Investigate potential and support for land on Kingia Road and near Burma and Leschenaultia Roads for rural enterprise (composite lots with residential and rural businesses), subject to preserving local amenity, character and safety and detailed site planning (SHORT TERM)
Ensure development considers constraints including bush fire risk and drainage management issues	<ul style="list-style-type: none"> • Investigate the feasibility and cost of preparing a stormwater drainage management strategy for the Wundowie townsite to help guide future development and growth in accordance with the best management practices of water sensitive urban design (MEDIUM TERM) • Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk (ONGOING)
Promote protection of environmental values and natural vegetation around the townsite	<ul style="list-style-type: none"> • Work with DPIRD, DBCA and the community to identify stands of native vegetation on vacant Crown land immediately adjacent to the townsite which are of conservation significance and worthy of incorporation into the Woondowing Nature Reserve (SHORT TERM) • On land for future light industry and potential rural enterprise, identify vegetation to be protected based on flora and fauna surveys (MEDIUM TERM) • Seek to increase formal protection of native vegetation on UCL by applying Environmental Conservation zoning or conservation reserves (SHORT TERM & ONGOING)

	<ul style="list-style-type: none"> Ensure that structure plan provisions for habitat trees, environmental management plan and stock management plan are implemented in rural residential estates (ONGOING)
1.4.6.4 Bakers Hill	
Vision/Objectives Bakers Hill will be a vibrant local centre offering a quality rural lifestyle whilst meeting the needs of a diverse and growing community. It will have a distinct town centre with opportunities for increased economic and residential land uses, particularly rural enterprises.	
Directions	Actions
Encourage and support consolidation of residential development in the townsite while maintaining the townsite's character	<ul style="list-style-type: none"> Focus new residential development on existing underdeveloped privately-owned land in the west of the townsite, south of Great Eastern Highway (ONGOING) Work with MRWA and the local community to plan for likely impacts from future changes to the Great Eastern Highway alignment (EastLink) including defined, safe and easily accessible entry points into the town (MEDIUM TERM)
Encourage and provide opportunities for economic development and revitalisation of the townsite including a wide range of compatible land uses	<ul style="list-style-type: none"> Rezone the area along Great Eastern Highway, as shown on Map 5 to Rural Townsite to support a range of economic activities and introduce scheme provisions for development and land use in the zone to ensure development is suitable with surrounding land uses and adequately serviced and apply R10 density coding (R30 for existing Commercial zone) (IMMEDIATELY) Investigate potential and support for development of land on Tames Road and at corner of Jordi and Martin Road for rural enterprise (composite lots with residential and rural businesses), subject to preserving local amenity, character and safety (SHORT – MEDIUM TERM)
Ensure development considers constraints including bush fire risk, unavailability of reticulated sewerage, land degradation issues and drainage management issues	<ul style="list-style-type: none"> Ensure that future development is undertaken in accordance with the requirements of Government sewerage policy (ONGOING) Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk (ONGOING) Ensure future development and growth in the townsite has due regard for DPIRD's Bakers Hill Groundwater Study 2001 to address land degradation issues and is in accordance with best management water sensitive urban design practices (ONGOING)

1.4.6.5 Clackline	
Vision/Objectives Maintain and reinforce the Clackline townsite as a village centre with a distinct townsite while protecting native vegetation and its rural setting	
Directions	Actions
Encourage and support the revitalisation of the townsite, consolidation of residential development and new economic opportunities while maintaining the townsite's character	<ul style="list-style-type: none"> Rezone land along Lockyer Road to Rural Townsite to support range of economic activities and introduce scheme provisions for development and land use in the zone to ensure development is suitable with surrounding land uses and adequately serviced and apply R10 density coding (R30 for existing Commercial zone) (IMMEDIATELY) Investigate demand and the local community's support for rural enterprise in the townsite for small business operators to live and work on the same property subject to the preservation of local amenity, character and safety (MEDIUM TERM)
Ensure development considers constraints including bushfire risk, unavailability of reticulated sewerage, land degradation, stormwater drainage issues	<ul style="list-style-type: none"> Ensure that future development is undertaken in accordance with the requirements of Government sewerage policy (ONGOING) Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk (ONGOING)
1.4.6.6 Grass Valley	
Vision/Objectives Maintain and reinforce the Grass Valley townsite as a village centre with a distinct town centre and as the main location for rural living and activity in the Avon East precinct area, while protecting ecological values of the Grass Valley Brook	
Directions	Actions
Encourage and support the revitalisation of the townsite, consolidation of residential development and new economic opportunities while maintaining the townsite's character	<ul style="list-style-type: none"> Rezone land as shown on LPS Map 5 to UCL on Keane Street to Rural Townsite to provide flexibility for a range of economic activities (IMMEDIATELY) Investigate demand and the local community's support for rural enterprise in the townsite for small business operators to live and work on the same property subject to the preservation of local amenity, character and safety (MEDIUM TERM)

	<ul style="list-style-type: none"> • Ensure that all future development has due regard for the constraints imposed by the current alignment and use of the railway line (ONGOING)
Ensure development considers constraints including bushfire risk, unavailability of reticulated sewerage, land degradation, stormwater drainage issues and flood risk and water management issues	<ul style="list-style-type: none"> • Ensure that all future development has due regard for the constraints from the absence of reticulated sewerage disposal and is undertaken in accordance with government policy (ONGOING) • Ensure that any future development in the northern part of the Grass Valley townsite has due regard for and does not compromise the ecological values of the nearby Grass Valley Brook and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters (ONGOING) • Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk (ONGOING)
1.4.6.7 Spencers Brook	
Vision/Objectives Maintain and reinforce the Spencers Brook townsite while retaining landscape values and character reflecting its location on a scenic tourist route and ensure any new development is compatible with the ecological value of Spencers Brook.	
Directions	Actions
Provide some additional economic opportunities while ensuring development considers constraints including bushfire risk, unavailability of reticulated sewerage, land degradation, stormwater drainage issues and flood risk and water management issues	<ul style="list-style-type: none"> • Support amalgamation of rural lots east of the townsite as guided by LPP25 (ONGOING) • Ensure that future development has due regard for the constraints from the absence of reticulated sewerage and is undertaken in accordance with specific requirements of Government policy (ONGOING) • Apply the Spencers Brook SCA & LPP25 provisions to ensure that any future development and use of land within the settlement is appropriately located, preserves the ecological values of Spencers Brook and the nearby Avon River and associated riparian zones and does not adversely alter their capacity to convey floodwaters or give rise to any further land degradation (ONGOING) • Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk (ONGOING)

1.4.6.8 Seabrook (Muluckine)

Vision/Objectives

Maintain Seabrook as a residential settlement and support new development which is compatible with the ecological value of the Mortlock River.

Directions

Ensure development considers constraints including bushfire risk, unavailability of reticulated sewerage, land degradation, stormwater drainage issues and flood risk and water management issues

Actions

- Ensure that all future development has due regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of Government policy **(ONGOING)**
- Apply SPP 3.7 to ensure that all future development has due regard for the bush fire risk **(ONGOING)**
- Apply SPP2.9 to ensure that development has due regard for the function and environmental value of the Mortlock River **(ONGOING)**



STRATEGY MAPS

The LPS maps have been prepared to guide future use, development and management of all the Shire's land and reflect the objectives and strategies outlined in Sections 2 to 7 of the LPS. The implementation of proposals will require further detailed planning and studies and necessary approvals.

Map 1 – Location plan

Map 2 – Strategy plan (whole of Shire)

Map 3 – Strategy plan (Northam townsite)

Map 4 – Strategy plan (Northam town centre)

Map 5 – Strategy plan (other settlements)

Map 6 – Mineral resources and basic raw materials

Map 7 – Waterways and flood risk

Map 8 – Water supply and wastewater

Map 9 – Vegetation and Biodiversity

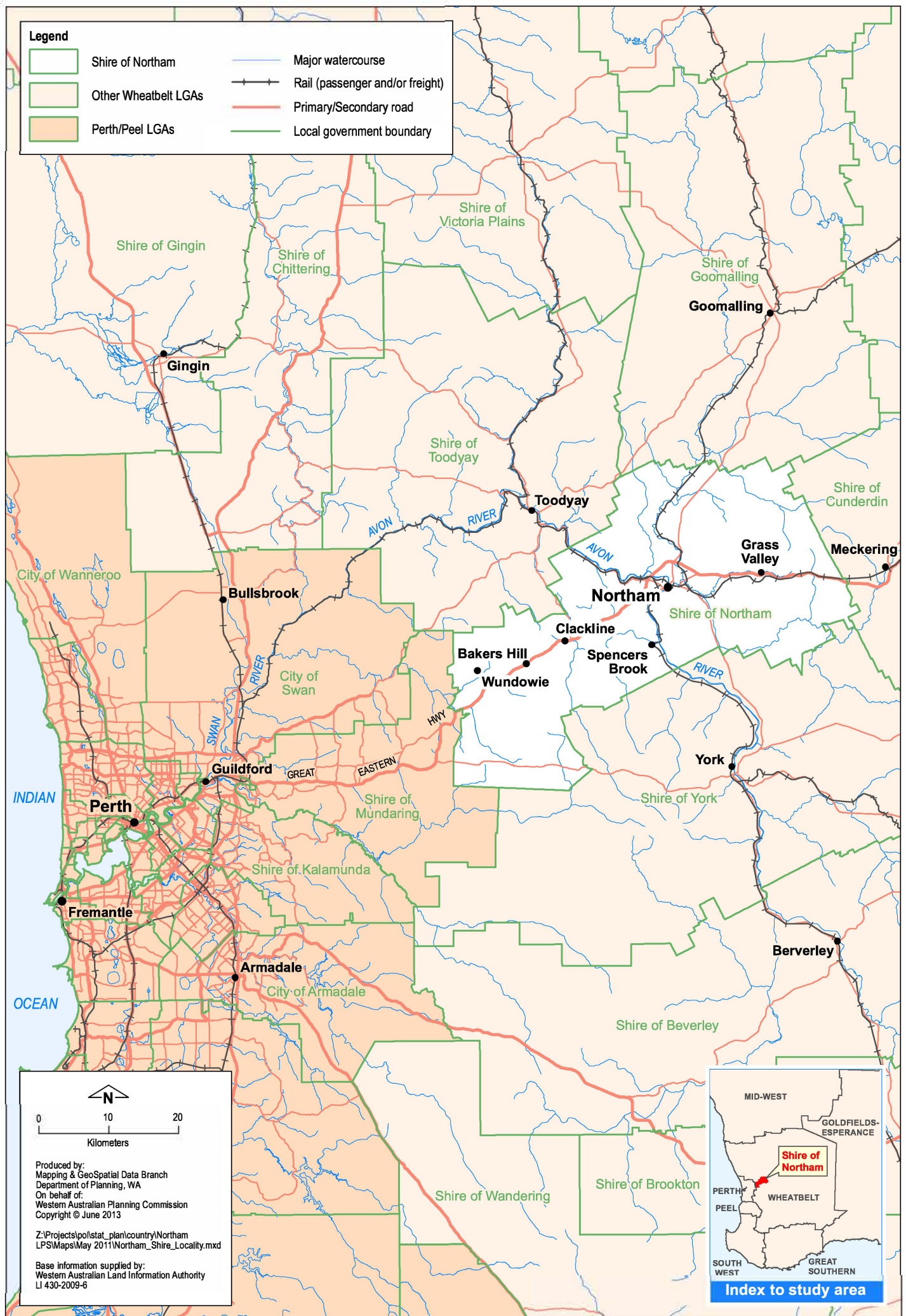
Map 10 – Visual landscape protection

Map 11 – Bushfire prone areas

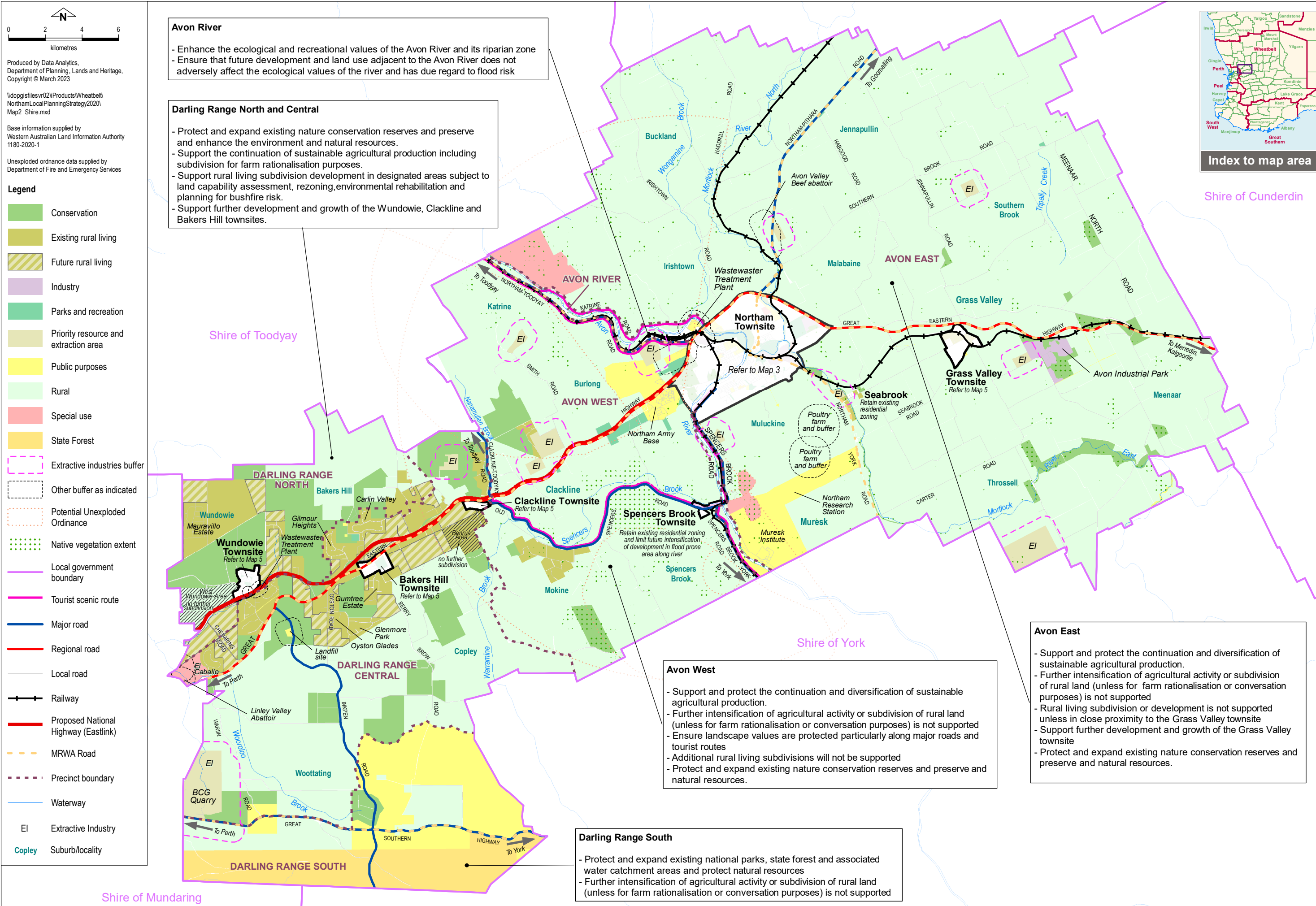
Map 12 – Heritage

Map 13 – Northam land rationalisation strategy

Map 14 – Laneway strategy

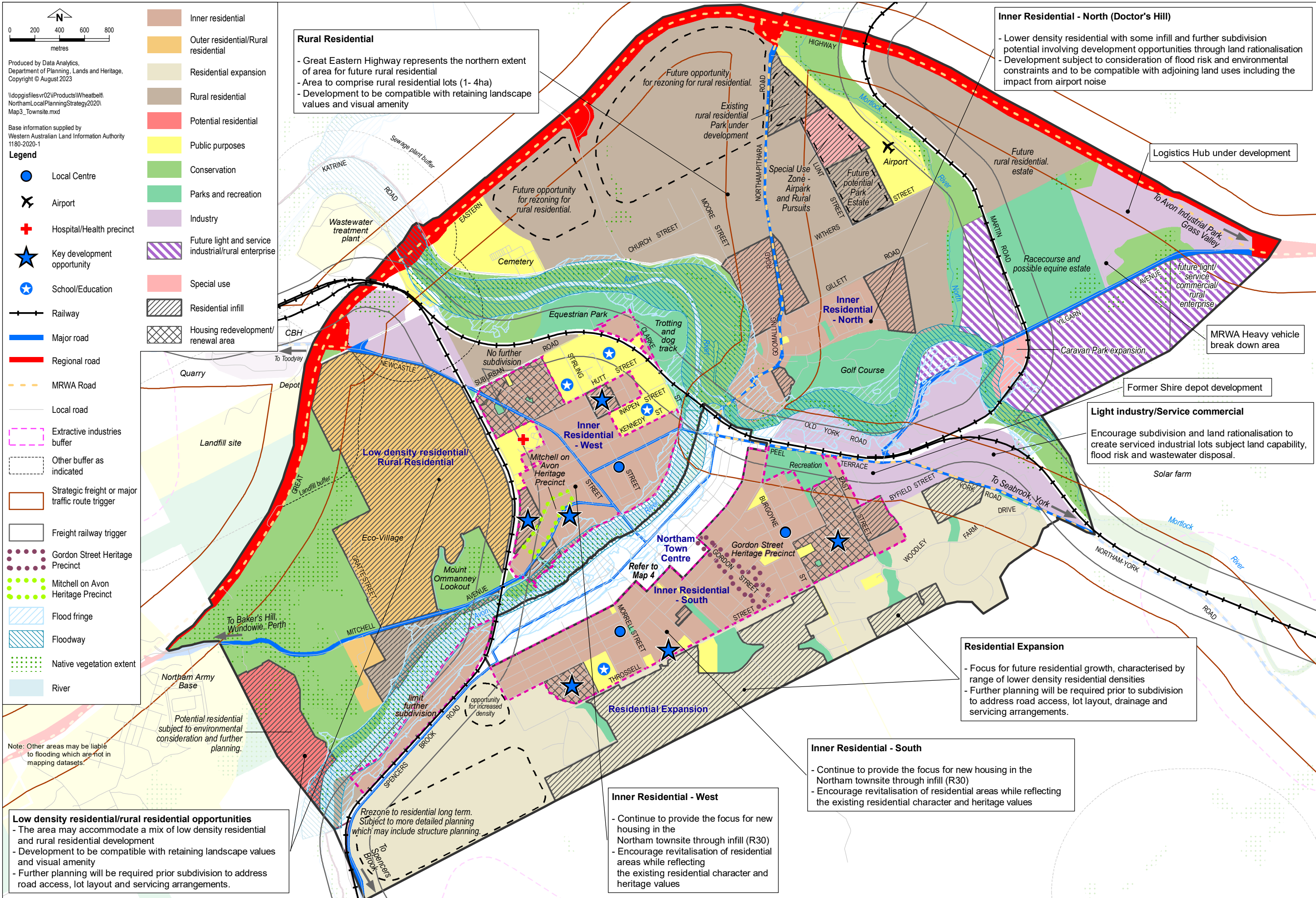


Shire of Northam Local Planning strategy



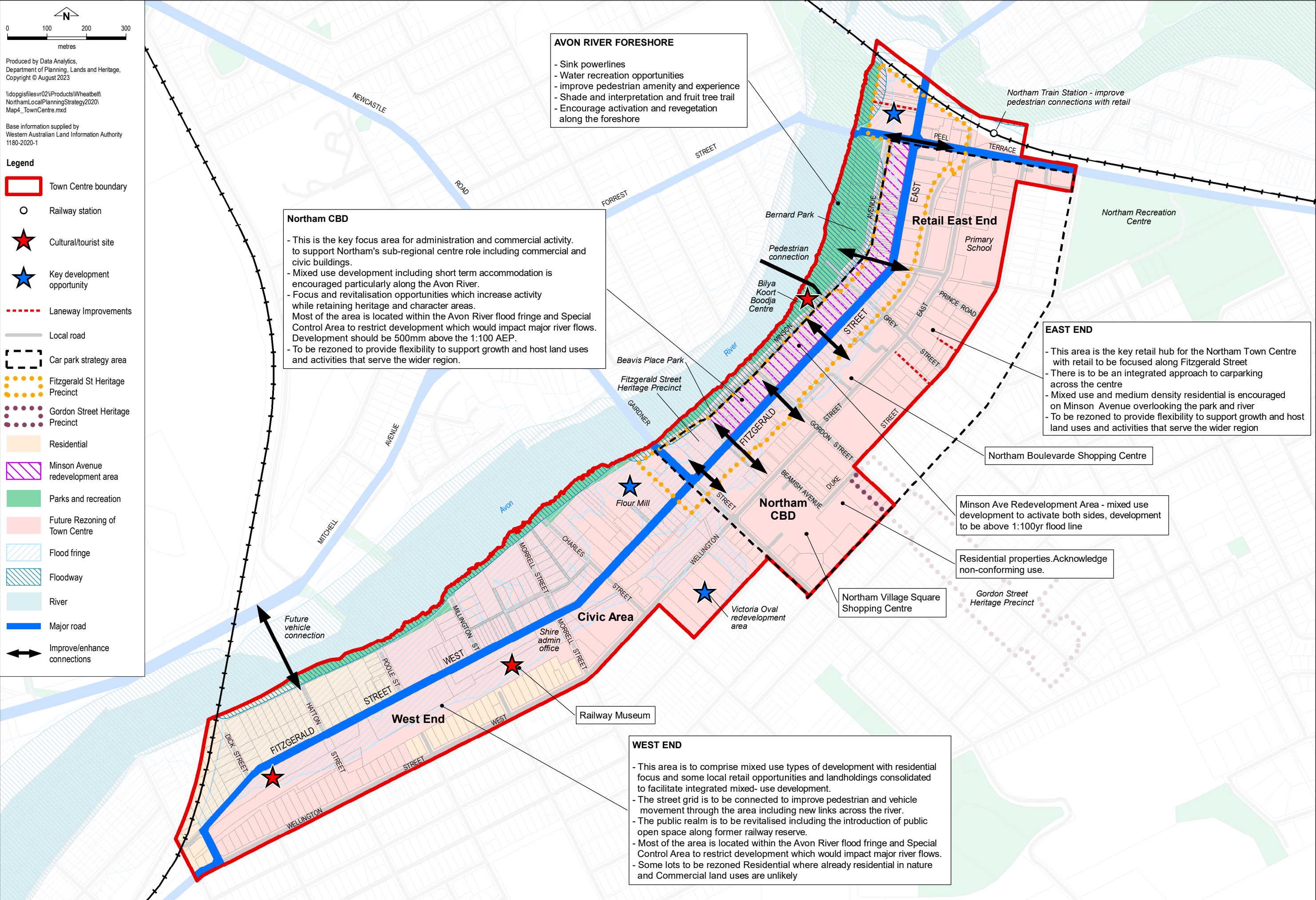
Map 2 - Strategy plan - whole of Shire

Shire of Northam Local Planning strategy



Map 3 - Strategy plan - Northam townsite

Shire of Northam Local Planning strategy



Map 4 - Strategy plan - Northam Town Centre

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Base information supplied by
Western Australian Land Information Authority
1180-2020-1

Legend

Primary road

Secondary road

Other road

Proposed National Highway (Eastlink)

MRWA Road

Railway

Extractive industries buffer

Other buffer as indicated

Future residential

Future/developing rural residential

Future rural residential/residential

Future rural townsite

Future development area/rural enterprise

Conservation

Existing rural living

Rural residential

Light and service industry

Parks and recreation

Public purposes

Existing residential

Waste water treatment plant

Wundowie

Expand Woodowing Nature Reserve

Develop for residential subject to protection of significant vegetation and bushfire risk.

Encourage revitalisation of Town Centre and maintaining unique subdivision design. Rezone Rural Townsite (R30)

Future rural enterprise, min 2000 m², subject to protecting significant vegetation and bushfire risk

future light industry minimum 2000 m² lot size

Consolidate lots to support light industrial redevelopment. Minimum lot size 2000 m²

Acoustic requirements will apply for new dwellings in proximity to industrial area and Eastlink

West Wundowie No further rural living subdivision

Foundry

Interchange

Proposed Drive

Hyde Road

Werrabee Road

Eastlink

Kingia Road

Ferne Road

Crowea Terrace

Terrace

Zamia Terrace

Banksia Avenue

Hawke Avenue

Coates Road

McMullen Road

Burma Road

Golf Links Road

Scale: 0 100 200 300 400 metres

Clackline

Existing rural living

Retain for conservation

Rezone Rural Townsite (R5 - R10)

Existing rural

Great Eastern Highway

Lockyer Road

Surrey Road

Rural residential (1-4 ha)

Future rural living

Kimberley Road

Benruea Area No further rural living subdivision

Benruea Road

Scale: 0 100 200 300 400 metres

Bakers Hill

Future rural living

Rezone rural townsite zone (R10)

Potential Rural Enterprise. Minimum lot size 2000 m²

Retain reserve

Potential Rural Enterprise (2000 m²)

Conservation

Existing rural living

Eastlink

Carlin Road

Jordi Road

Martin Street

Great Street

Grass Valley

Rezone rural townsite zone (R5 - R10)

Retain as predominantly existing Residential R10

Existing rural residential

Rural residential (1-4 ha)

Existing rural

Grass Valley South Road

Tank Road

Grass Road

Wheat Bin Road

Vivian St

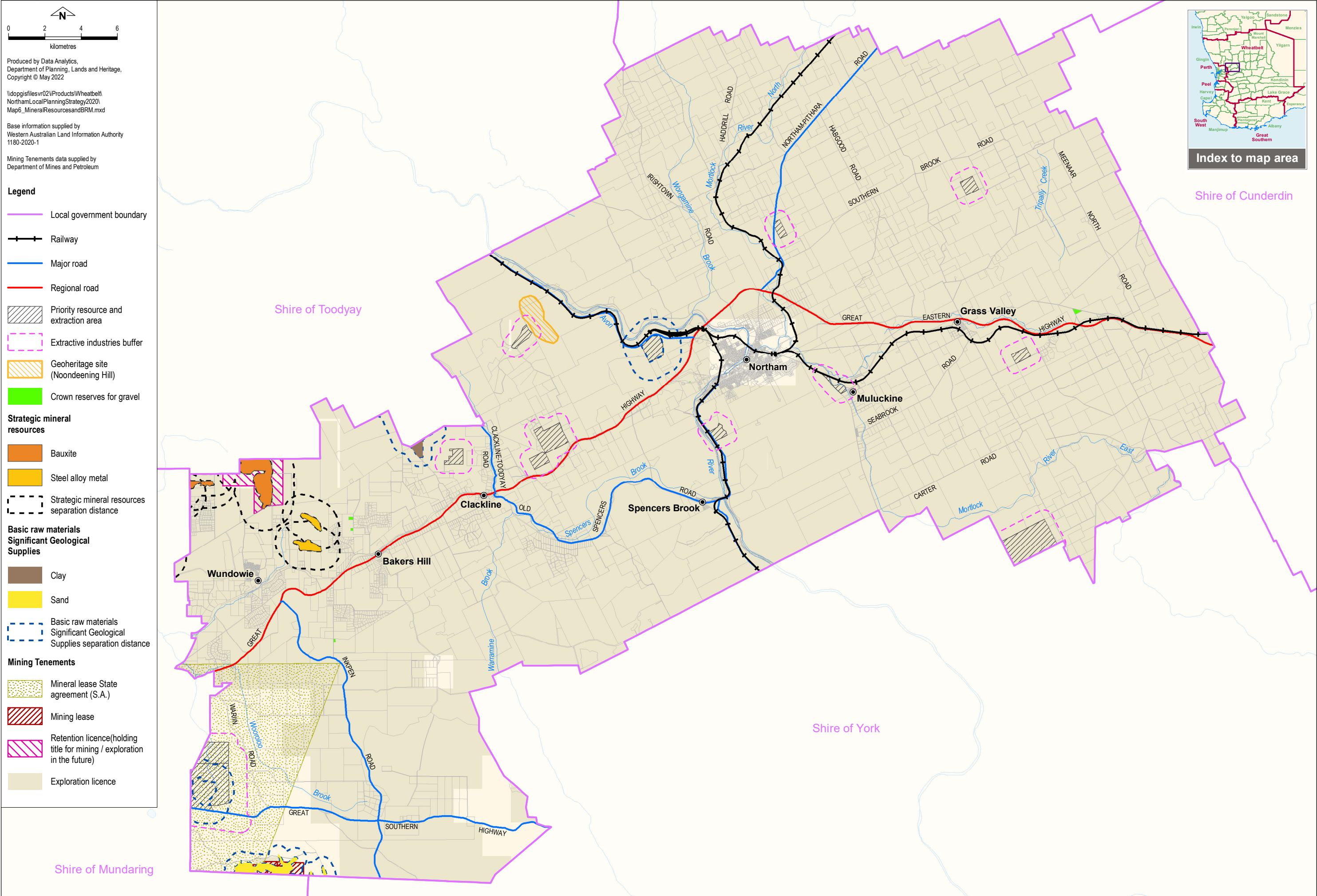
Great Eastern Highway

Clydesdale Brook

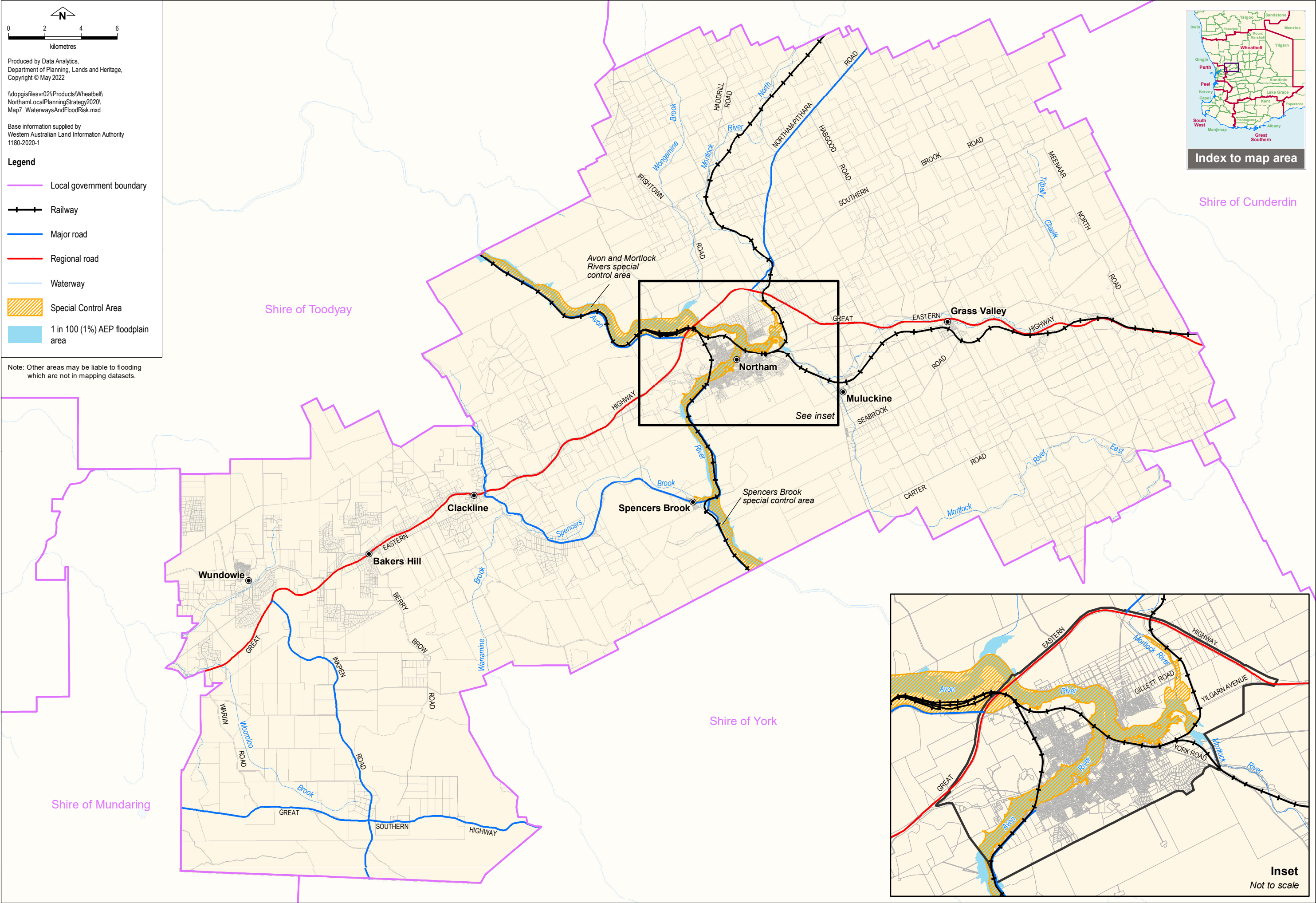
Scale: 0 150 300 450 600 metres

Map 5 - Strategy plan - other townsites (insets)

Shire of Northam Local Planning strategy



Map 6 - Mineral Resources and Basic Raw Materials



Map 7 - Waterways and flood risk

0 2 4 6
kilometres

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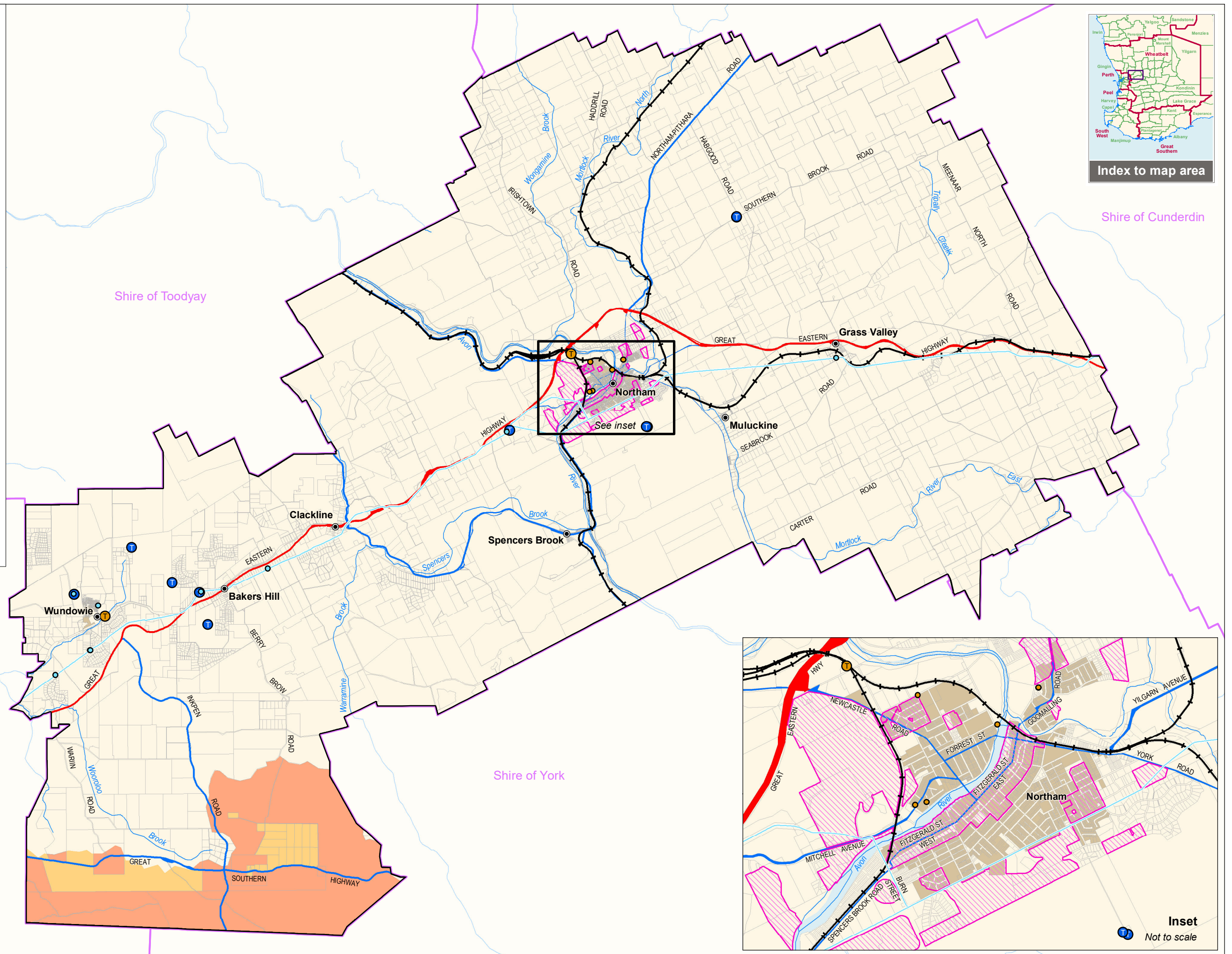
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SLIP 1180-2020-1

Legend

- Water pump station
- water tank
- Active sewer pump station
- Active sewer treatment plant
- Local government boundary
- Railway
- Major road
- Regional road
- Goldfields water supply pipeline (GAWSS)
- Development area
- Sewered area

Public Drinking Water Source Area (PDWSA)

- Priority 1
- Priority 2



Map 8 - Water supply and wastewater

0 2 4 6
kilometres

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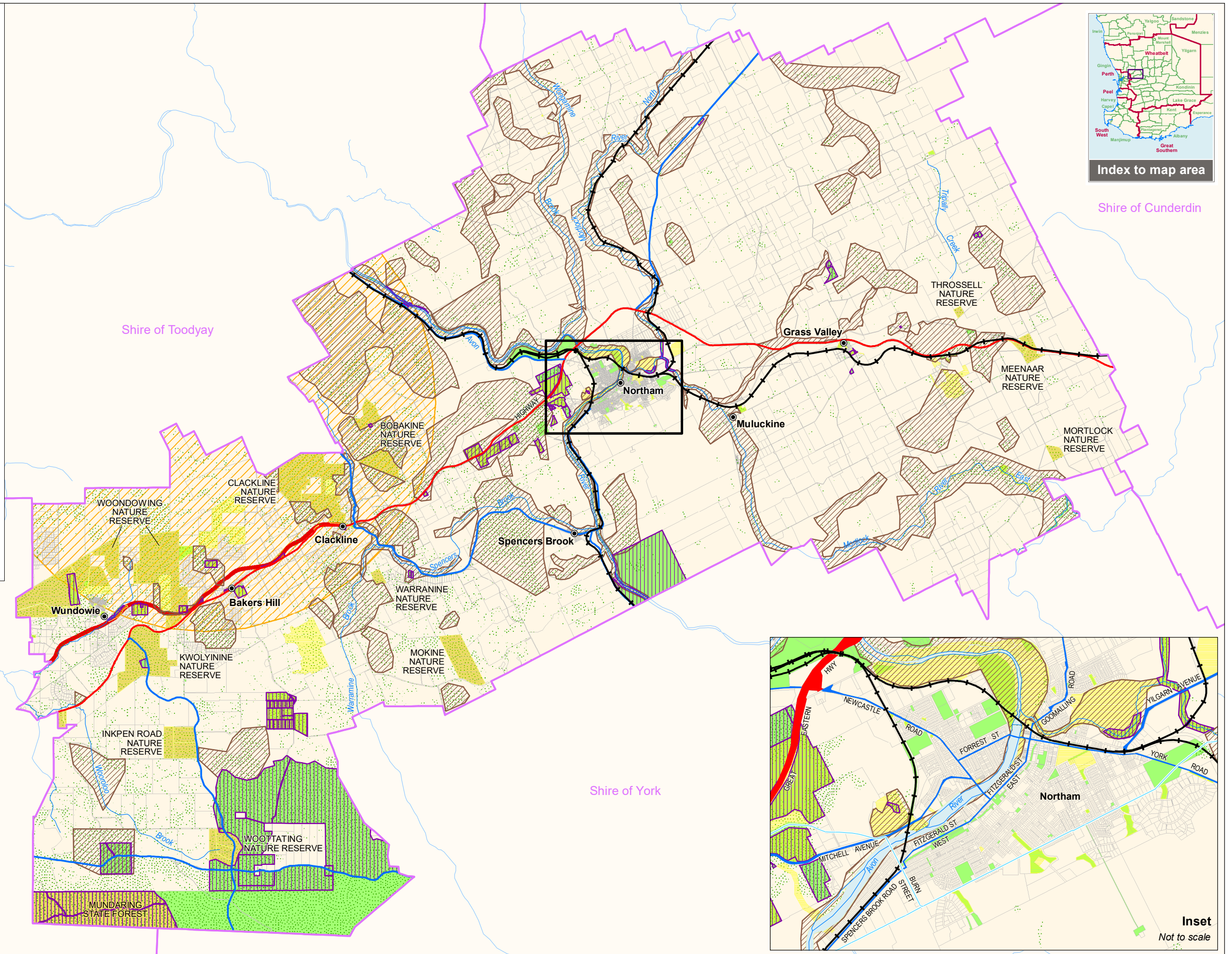
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Base information supplied by
Western Australian Land Information Gateway
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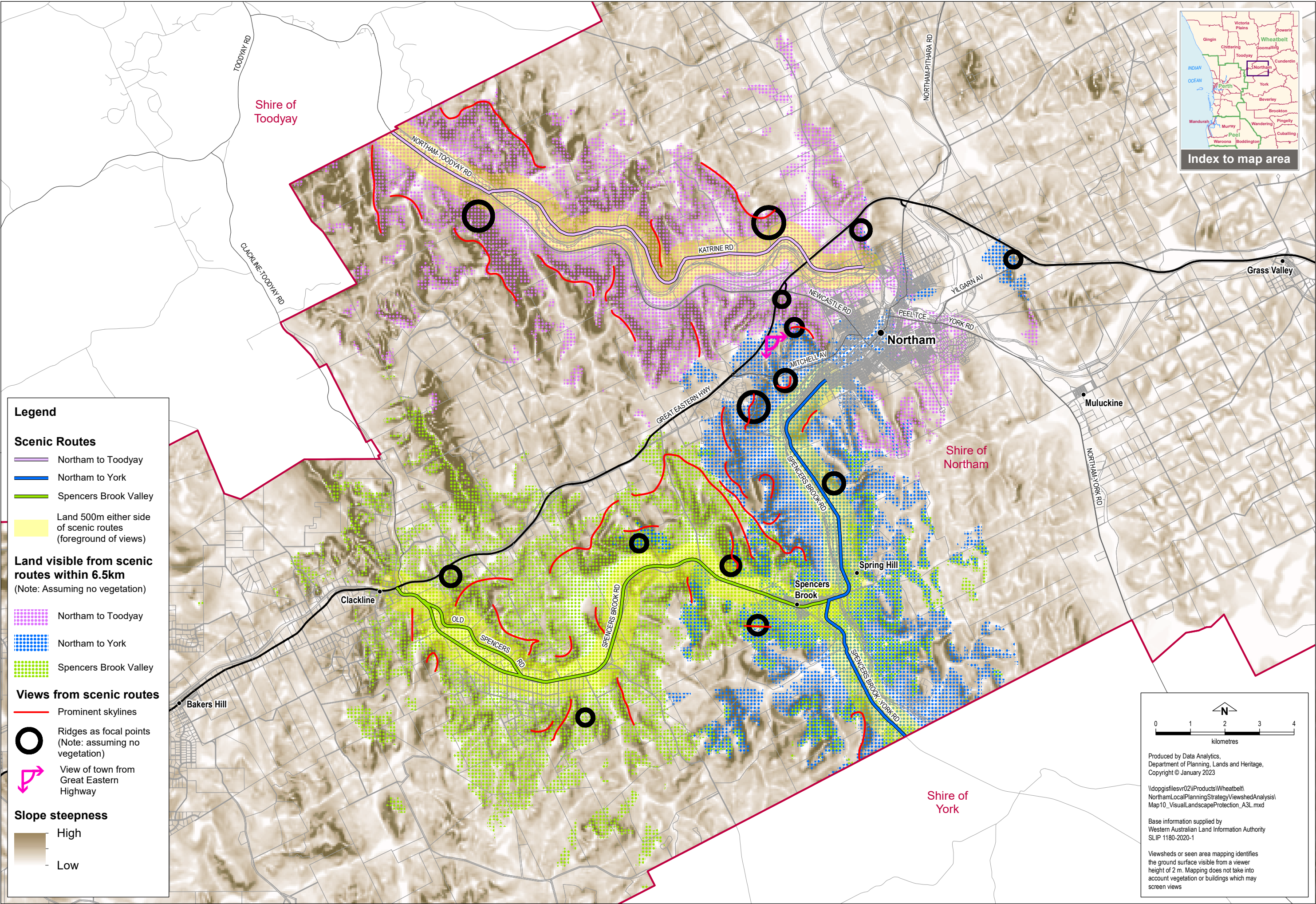
DBCA - Legislated Lands and Waters, Declared rare and
priority fauna data supplied by Department of Biodiversity,
Conservation and Attractions

Legend

- Local government boundary
- Railway
- Major road
- Regional road
- Potential target reserves
- Biodiversity target areas
- Carnaby's Cockatoo Breeding Areas Confirmed
- Remnant Vegetation
- Crown Reserves
- Local recreation/conservation reserves
- DBCA - Legislated Lands and Waters**
 - Nature Reserve
 - State Forest

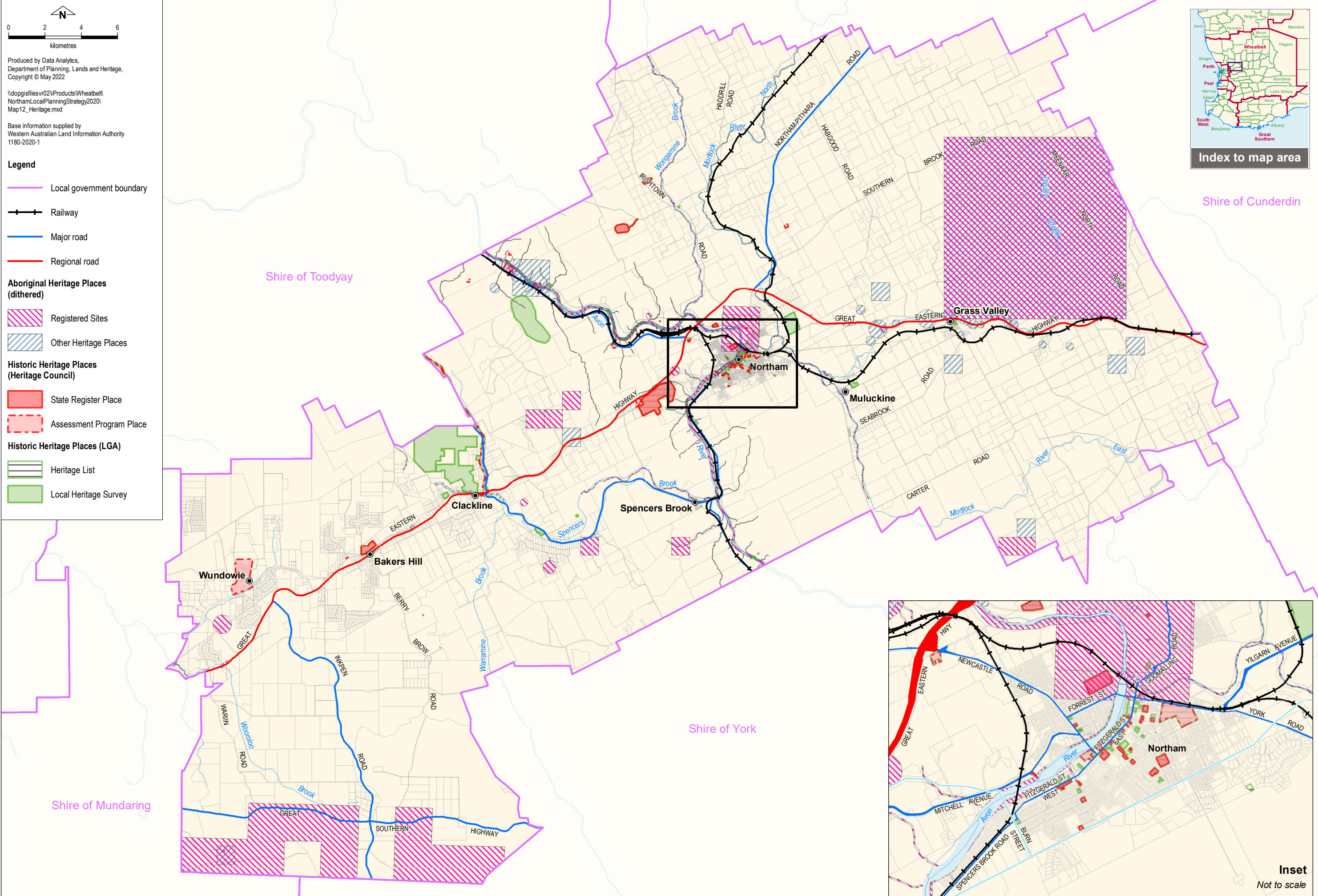


Map 9 - Vegetation and Biodiversity



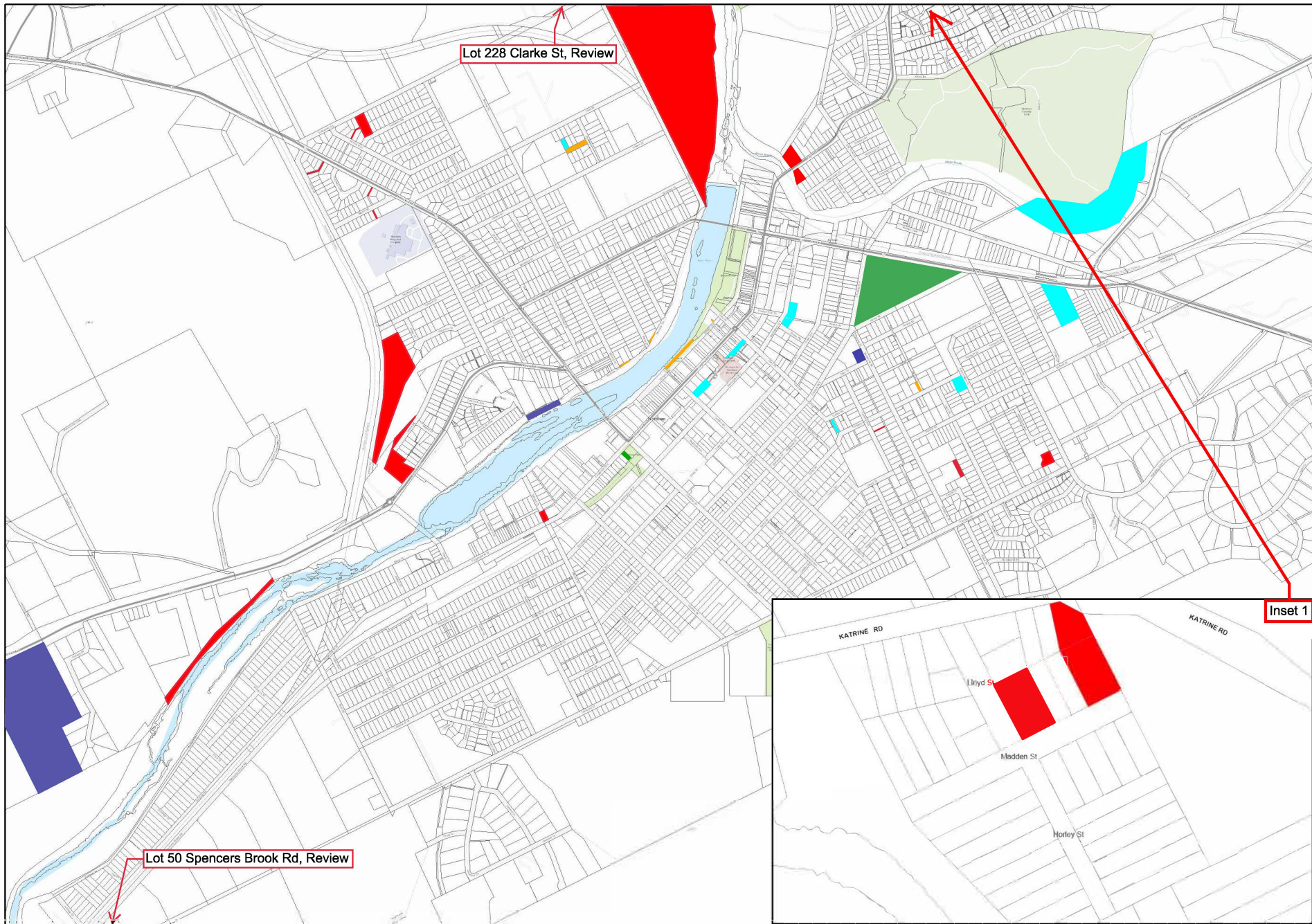
Visual landscape protection

Shire of Northam Local Planning strategy



Map 12 - Heritage

- Legend**
- Cadastre (View 1)
 - Amalgamate
 - Review
 - Dispose
 - Retain
 - Rezone



Inset 1

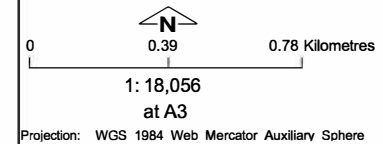
Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

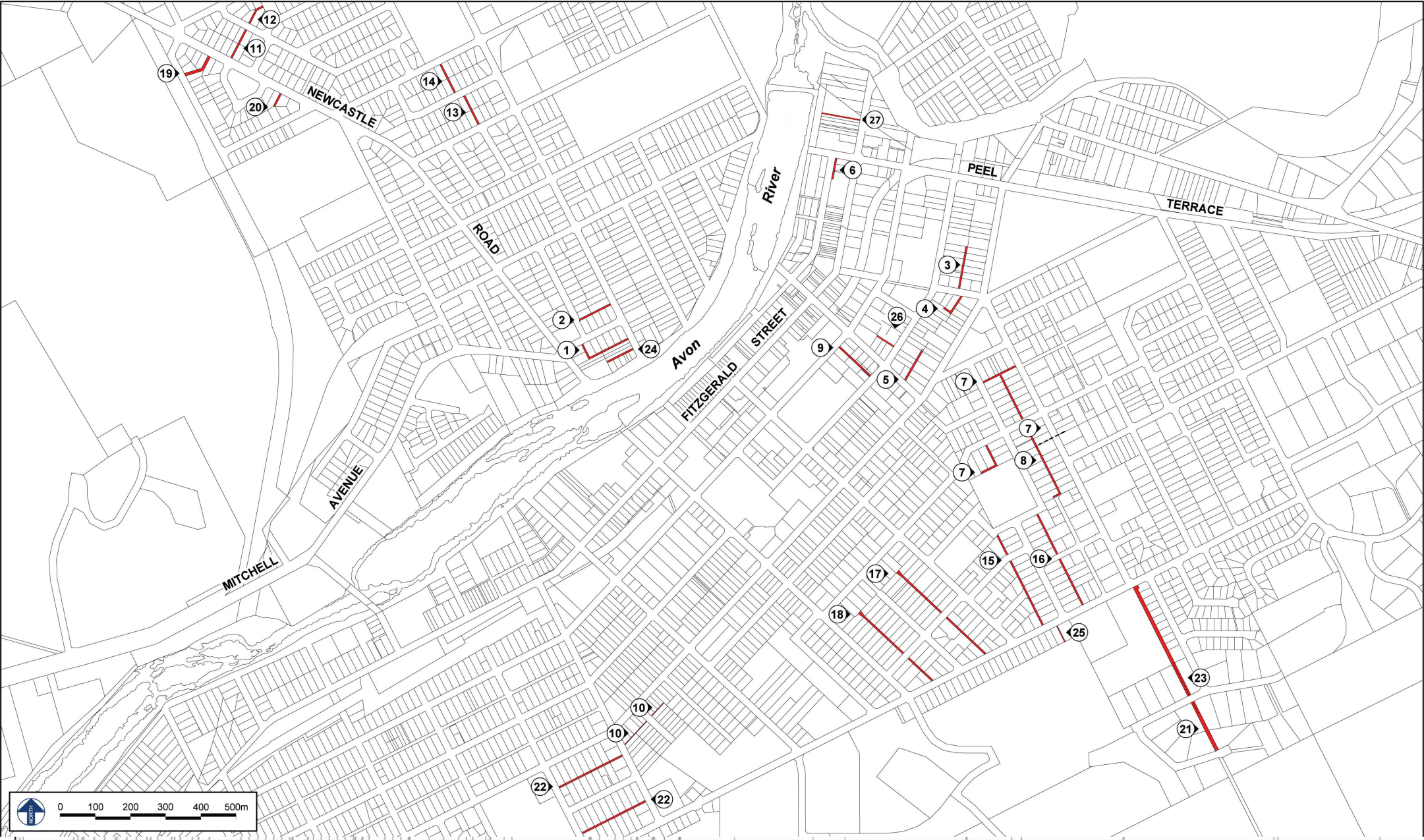
* This map is not intended to be used for measurement purposes.

Map was produced using DPLH's InQuiry.

Map 13 - Northam Land Rationalisation Strategy



Date produced: 26-May-2022



SHIRE OF NORTHAM LANEWAY REVIEW AREA
Northam

Map 14

Base data supplied by Landgate
Aerial Photography dated 2010.
Accuracy +/- 4m, Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

LEGEND

Laneway Reference Number
(Refer Laneway Review Report)

Extent of Laneway

Shire of Northam : CLIENT
1:10,000@A3 : SCALE
6th May 2013 : DATE
3795-5-004.dgn : PLAN No
- : REVISION
L.R. : PLANNER
R.F. : DRAWN
R.S. : CHECKED



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PART 2 – BACKGROUND INFORMATION AND ANALYSIS

The purpose of Part 2 is to provide the rationale and evidence base for Part 1 including relevant background information and analysis to support the planning directions and actions in Part 1.

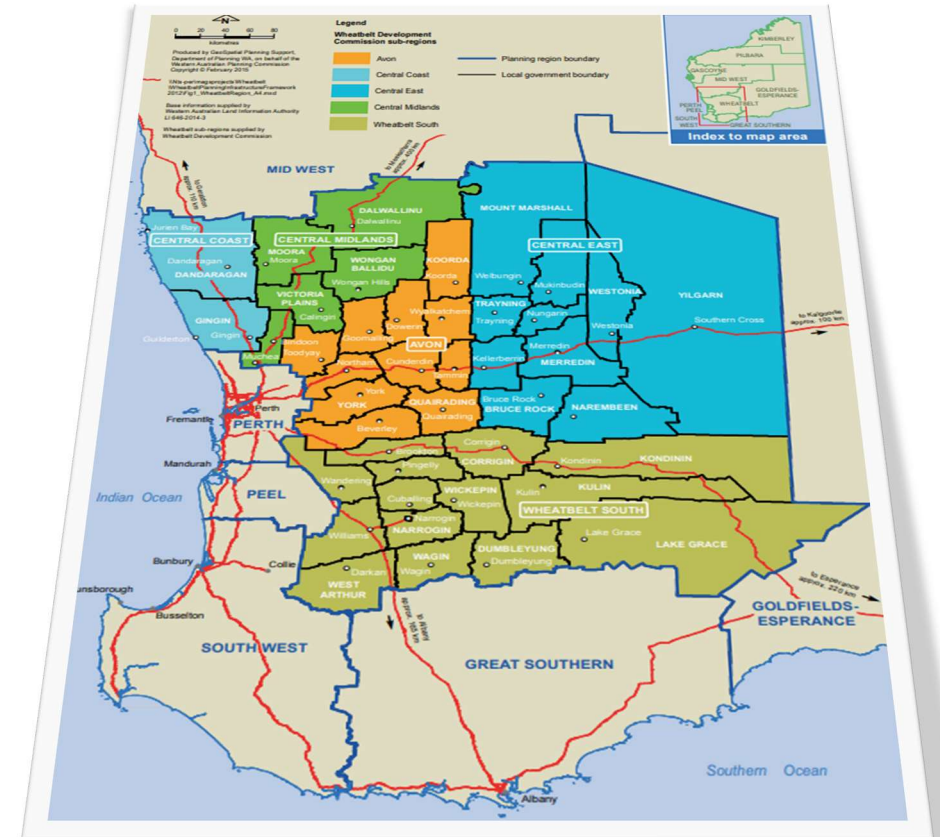
2.1 State and Regional Planning Context

Local Planning Strategies are required to be prepared within the framework set by the State Planning Framework. The framework, contained in *State Planning Policy 1 – Planning Framework (SPP1)*, comprises the *State Planning Strategy*, regional and sub-regional strategies, State Planning Policies (SPP's), Operational Planning Policies (OPP's), Position Statements and Guidelines. Local Planning Strategies interpret these as relevant to the local government area and explain how decision making at the local level will interact with established planning frameworks and objectives. Local governments are required to consider these in making decisions on planning matters to ensure consistency with State and regional planning policies and objectives. SPPs and OPPs relevant to the Shire and implications are outlined in **Appendix 1**.

2.1.1 State Planning Strategy

The *State Planning Strategy 2050* is the principal strategy guiding land use and development in the State and plans for doubling of the State's population by 2056. It provides a State strategic context and basis for the integration and coordination of land-use planning and development across state, regional and local jurisdictions.

The five key principles of the Strategy are global competitiveness, strong and resilient regions, sustainable communities and infrastructure planning and coordination and conservation.



2.1.2 Wheatbelt Planning and Infrastructure Framework, 2015 (WPIF)

The WPIF is a regional strategic planning document that provides an overview of regional planning issues and a basis for ongoing planning and development.

The vision for the region in the WPIF is "The Wheatbelt will have a diverse social and economic base, be a leader in innovation and create new opportunities that confirm it as a key contributor to the State's prosperity". The key objectives are effective infrastructure and service delivery; a diversified and adaptive economy; and management of natural amenity and landscape values to support social, cultural and economic development. Northam is designated as a sub-regional centre, which is the highest order settlement type in the Wheatbelt, acknowledging its role in providing services and facilities to a wider catchment than the Shire's boundaries. Northam provides a focus for higher order education, health, Government, retail and cultural services. The WPIF aims to focus growth in around established subregional centres.

2.2 Local Planning Context

2.2.1 Local Planning Scheme No. 6 (LPS6)

LPS6 was gazetted on 21 August 2013 following the amalgamation of the Town and Shire of Northam. LPS6 combined the Town of Northam Planning Scheme No. 5 and the Shire's Planning Scheme No. 3. LPS6 has been amended 15 times since gazettal. The most significant amendments have been for a lifestyle village at Wundowie, industrial land on Great Eastern Highway in Northam, an airpark and for rural residential land at Grass Valley.

There are also a number of local planning policies, design guidelines, which are applicable to the Shire to guide future planning decision making which are outlined in **Appendix 1** and incorporated into the LPS where applicable.

2.2.2 Local Planning Policies

As of December 2022, the Shire has 23 local planning policies which guide decision making relating to a range of development matters. These are available on the Shire's website and listed in **Appendix 1**.

2.3 Population and Demographic Profile

2.3.1 Total Population

The Shire's Estimated Residential Population (ERP), the official measure of population, was 11,810 as of 30 June 2021 making it the Wheatbelt region's most populous local government. As of 30 June 2022, it is estimated to have increased to 11,940. As shown in **Figure 1** below, population growth has been relatively stable over the past 20 years but has begun to rise in the past few years, with 189 additional people between 30 June 2020 and 2021, and an additional 130 between 30 June 2021 and 2022.

As at the 2021 census, the Northam townsite's population was 6,679, having increased from 6,548 in 2016. This was the highest growth in over a decade.

In 2016, 41% of the population lived outside of the Northam townsite and by 2021 this had increased another 2%. Much of the Shire's recent population growth has been in rural residential estates around Bakers Hill.

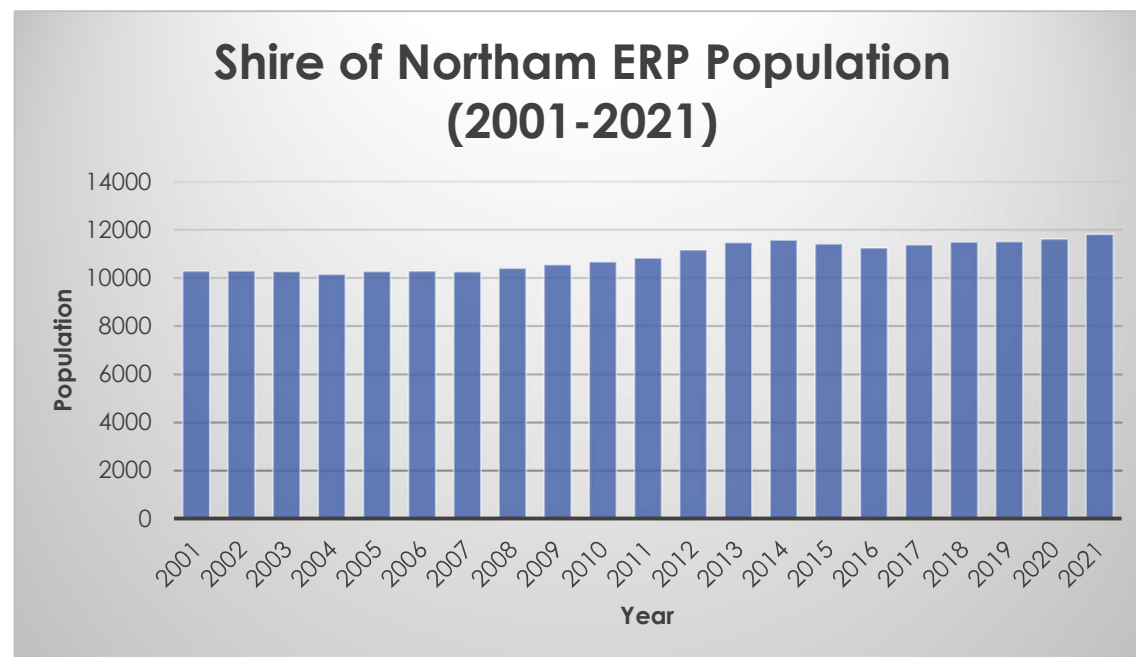


FIGURE 1 – ESTIMATED RESIDENT POPULATION (ERP) (2001-2021)

The ERP of centres and settlements are outlined in Table 1 below.

TABLE 1 – ERP SETTLEMENTS	2016	2021
Northam Townsite	6,548	6,679
Wundowie	1,352	1,372
Baker's Hill	1,118	1,276
Clackline	310	330
Grass Valley	174	158
Spencers Brook	87	84
Muluckine	218	220

2.3.2 Demographic trends

Age profile

The median age has been increasing over the past decades from 33 years in 1991 to 42 years in 2016 and 43 years in 2021, compared to the State median age of 38 years.

There has been a large increase in the population aged over 55. In 2021, 36% of the population was over 55 compared to 28% state-wide and the percentage increased a further 3% since 2016.

Figure 2 shows the Shire's age-sex profile. The Shire has similar proportions of those aged 19 or less as the State, however, there is a greater representation of those aged over 50 but lower representation of those aged 20-49 years.

Household composition

The proportion of lone person households at the 2021 census was 29%, an increase of about 3% compared to 2016 and 5% compared to 2011. This was 4% greater than the State average.

Of all family households, 45% are couples without children, 35% are couples with children and 18% are single parent families, which is broadly in line with the rest of the State and has remained generally constant in recent years.

In 2021, the average household size in the Shire was 2.4, and in the Northam townsite was 2.3 people, which is slightly lower than the State average of 2.6 people. It has been relatively the same since 2011 but has fallen longer term from 2.6 in 2006.

Indigenous population

The proportion of the population of indigenous background in 2021 was 6.3% (715 people) compared to 3.3% state-wide. This proportion has increased since 2011 from 5.6%. Approximately half of the Shire's indigenous population is aged under 25.

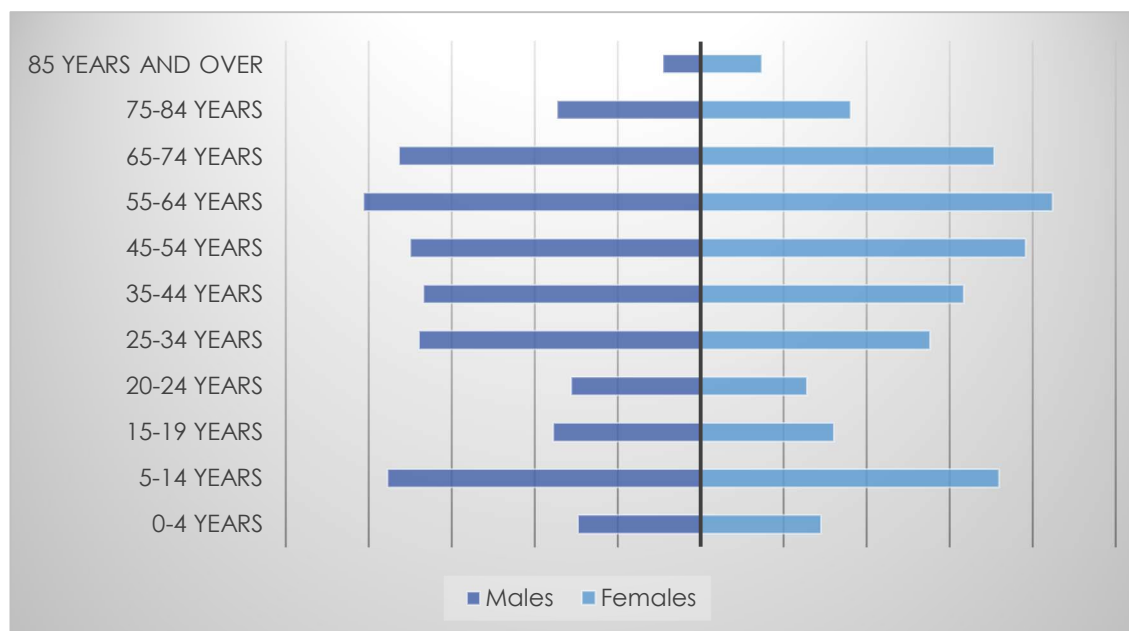


FIGURE 2 – AGE – SEX PROFILE OF SHIRE'S POPULATION 2021

Overseas born population

In 2021, 25% of the Shire's population were born overseas compared to 40% across the State. The percentage decreased from approximately 30% in 2011. The top 3 countries of origin of those born overseas include the United Kingdom, New Zealand and the Philippines.

2.3.3 Population Forecasts

The WAPC WA Tomorrow Series 2016-2031 forecasts the population to remain stable, which is shown in **Figure 3**. The projections are lower than previous projections as State population growth has slowed overall and show population being stable around 11,500 or at most around 12,000. However, actual 2021 ERP population was 11,810 which is the upper end of the forecast ranges (closest to the highest band E) and increased to an estimated 11,940 in 2021, and it could be expected to continue to grow in coming years. The higher growth can be partly attributed to increased attractiveness of rural living opportunities.

WAPC population projections forecast that between 2016 and 2031 there will be a continued decline in the proportion of the population aged less than 15 years and those aged 25-34, and large increases in the population aged over 70 years.

While the population is expected to remain stable based on current information, growth is occurring faster than had been anticipated and the Shire and the community are actively working to improve and promote Northam, and to highlight the lifestyle opportunities that are on offer. Strategies, such as the Northam Growth Plan, developed as part of the Super Towns initiative continue to guide the development of area providing a strategic basis for the review of the LPS, and the Scheme. The intention is to consolidate Northam's role as a service hub for the Avon sub-region.

As such, aspirational targets for population growth have been set to work toward a population of 20,000 people by 2031, in line with a 5% annual growth rate. Confidence in the growth of Northam is also shown by the significant development activity in the Shire which has occurred over recent years.

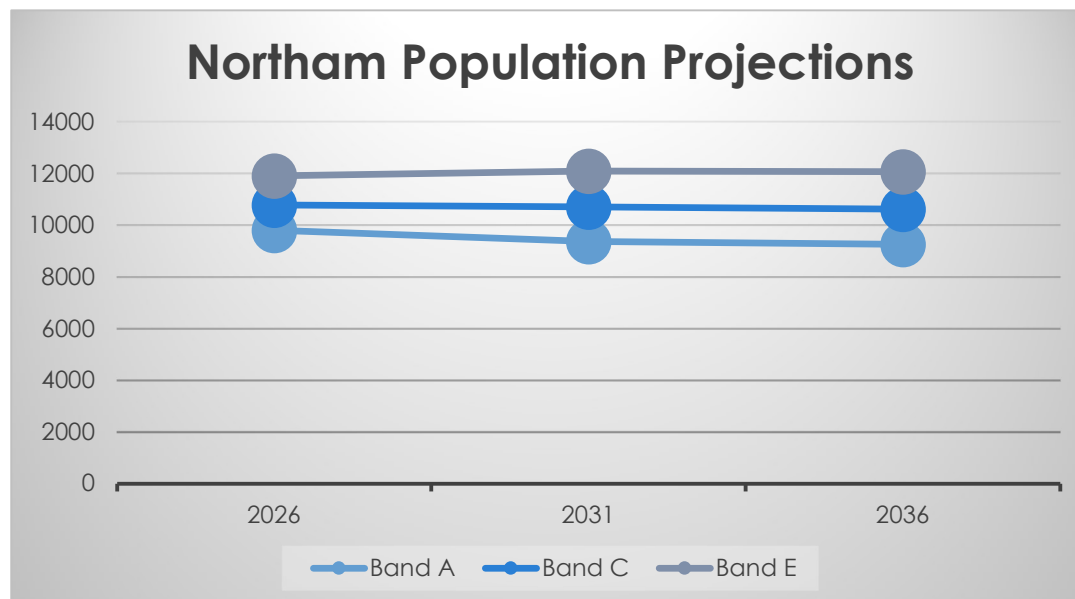


FIGURE 3 – POPULATION FORECASTS (ADAPTED FROM WA TOMORROW)

Key issues and opportunities

- Need to encourage, plan for and accommodate continued sustainable population growth in the Northam townsite and the Shire.
- Need to plan for and meet the needs of a growing aged population including anticipated increased demand for community, health services and housing options.
- Need to plan for growth in the number of smaller and lone person households.
- Need to recognise and plan for the needs of a growing indigenous population and cultural and societal diversity.
- Need to provide more opportunities for affordable and worker's housing which is a growing issue with reduced supply of rental properties.
- The development of new industries, facilities and further growth of Northam as a sub-regional centre and Wheatbelt region's largest commercial and administrative centre that provides opportunities to attract future population growth.

2.4 Residential Development

2.4.1 Subdivision Activity

Over the decade 2012 to 2021, an estimated 565 proposed residential lots were granted conditional approval across the Shire inclusive of former lots being subdivided. Over this period, an estimated 76 lots were granted final approval, that is where landowners or developers went on to create the lots. **Figure 4** shows the number of proposed residential lots granted conditional approval for subdivision, and the number of residential lots created over the decade to the end of 2021. As of March 2023, there are 163 residential lots with condition approval yet to be created.

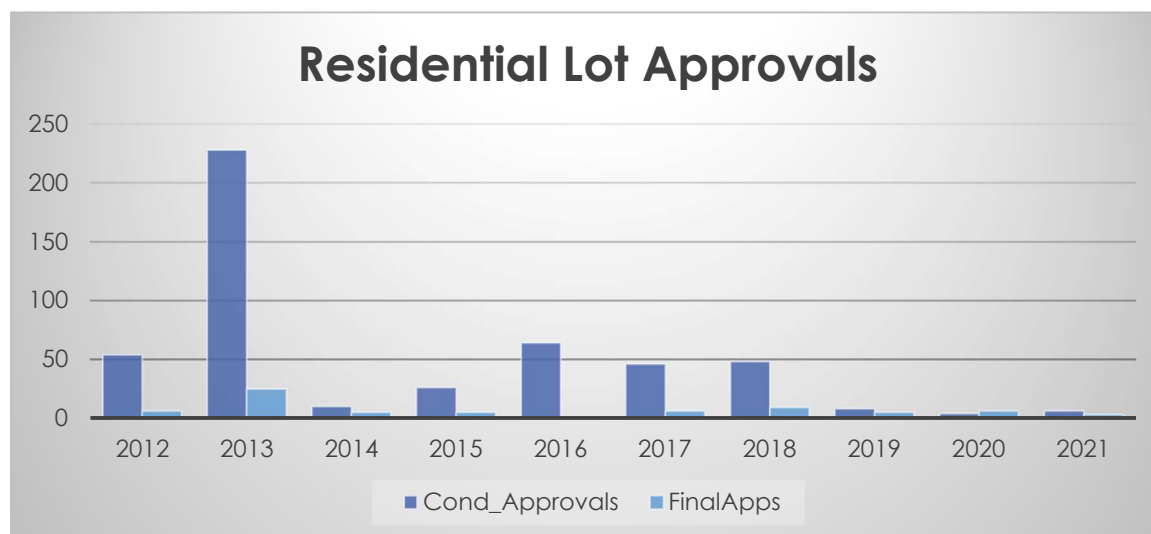


FIGURE 4 – RESIDENTIAL LOT APPROVALS (2012/13-2021/22)

2.4.2 Residential land supply

As at March 2022, there was approximately 1064ha of urban residential zoned land in the Shire comprising of 4,050 lots. About 630ha (60%) of zoned land was developed.

The number of vacant lots on residential zoned land across the Shire's settlements is shown in **Table 2 – Vacant Residential Lot Supply**. This includes approximately 506 vacant lots over approximately 370 ha of land.

In the Northam townsite, approximately 358 ha or about one-third of urban residential zoned land remains undeveloped including large areas to the west and south of the townsite which remain to be subdivided. There are approximately 439 existing undeveloped residential zoned lots in the townsite although take-up of residential lots has increased in recent years with the supply of vacant residential lots falling about 25% since 2010.

Settlement	Northam	Wundowie	Bakers Hill	Grass Valley	Muluckine	Spencers Brook	Total
Lots less than 2,000 sqm	334	20	2	6	21	10	393
Lots greater than 2,000 sqm	105	n/a	5	n/a	n/a	3	113
TOTALS	439	20	7	6	21	13	506
<p><i>Note – Unrated lots which generally include government owned lots and other premises exempt from rates have not been included above</i></p> <p>TABLE 2 – VACANT RESIDENTIAL LOT SUPPLY (EXCLUDING RURAL LIVING)</p>							

Under the existing planning framework, including existing zoned land and other areas which have been identified for residential development such as in the existing LPS, it is estimated there are opportunities for approximately an additional 3,450 dwellings. Most of this potential is in proposed residential expansion areas around Northam townsite which has an estimated yield of approximately 2,576 dwellings.

This existing and planned supply could accommodate approximately 9,000 additional people, which would meet the Shire's population target of an additional 8,000 people to bring the population to 20,000 people. But not all this land will be or can be developed and it will depend on servicing and the market.

Added to this is an opportunity for approximately 900 dwellings on existing rural living land, providing for approximately an additional 2,180 people (as discussed under the following Rural Living section).

2.4.3 Housing Stock

The number of dwellings (residential and rural living) increased from 4,596 in 2016 to 4,827 in 2021, an increase of about 46 dwellings per year. 60% (2,928) of dwellings are in the Northam townsite. Between 2016 and 2021, there were 126 new dwellings or about 25 each year in the townsite.

The number of residential building approvals (including all new dwellings and replacements) is shown in **Figure 5** and increased significantly in recent years. In the 12 months to April 2023 there have been 54 new dwellings granted building approval which has been a major increase on previous years.

As of the 2021 census, the Shire's housing stock comprised 94.8% separate houses, 3.8% semi-detached/town/row housing and 0.4% flats/apartments.

The existing housing stock varies considerably in terms of its age, style, construction materials and quality. Traditionally, housing in the townsite comprises single storey detached dwellings on lots ranging in size from 700m² to 2,000m². Over recent years there has been a notable increase in grouped dwellings on larger lots in established residential areas.

Housing outside the townsite has typically been single storey detached dwellings on large agricultural landholdings and some smaller rural living-type lots ranging from 2 to 10 ha. There has been an increase in ancillary dwellings (granny flats) in both areas.

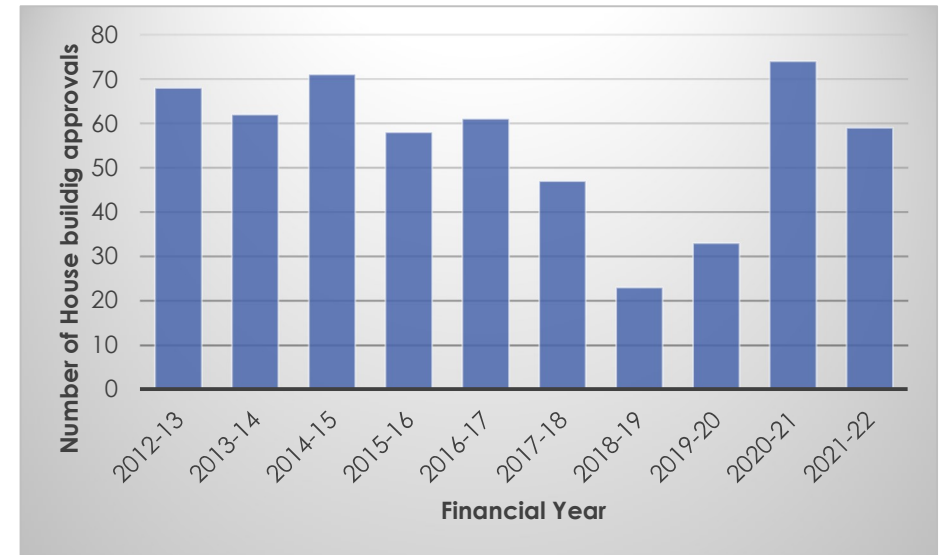


FIGURE 5 – RESIDENTIAL BUILDING APPROVALS

2.4.4 Housing tenure and affordability

Long term increases in house price growth have been driven by the affordability of land, proximity to Perth and the continuing 'tree change' phenomenon (i.e., lifestyle choice).

As of 2021, there were 212 Housing Authority properties in the Shire making up 5.2% of the total housing stock that is used to cater for government employees and low-income earners (social housing). This fell from 263 properties in 2016.

As of 2021, 944 properties (23.2%) in the Shire were rental properties, comprising 745 properties in the townsite (30%). These rates are similar to levels elsewhere in the State, but the number of rentals has reduced between 2016-2021 and there is a significant shortage of rental properties in the Shire. According to REIWA only four properties available for rent in Northam as of June 2023, reflecting broader market trends.

Key Issues/Opportunities

- There are many vacant residential lots and a large amount of vacant residential zoned land in and around the Northam townsite.
- There is potential for sprawling development and inefficient use of land if existing development is not consolidated in the existing urban settlements. The take up of existing residential lots in the townsite should be encouraged prior to releasing new land to avoid sprawl, fragmentation and inefficient use of land.
- The existing supply of zoned residential land is likely to meet future demands, however, there is a need for land to be further planned, subdivided and serviced to bring it to market and may be opportunities for other residential zoned land and further on-site investigations to determine the suitability of certain land for development.
- There is a need to consider future housing needs having regard for anticipated population growth, declining household sizes and an ageing population.
- Need to encourage and provide incentives for the development of affordable, high quality and sustainable housing.
- There is a need to plan for and accommodate the anticipated increase in demand for higher density housing in the Northam townsite including opportunities for housing in mixed use developments in appropriate locations.
- There is strong demand for but limited supply of high quality, low maintenance rental accommodation in the townsites.
- There is a need to consider innovative solutions and incentives for the more rapid development of affordable, high quality and sustainable housing to provide a greater supply of housing for the local community.
- There is a need for significant improvements to the standard and quality of existing public housing stock.
- Development potential is dominated by underdeveloped lots within the town, particularly along the river, and affected by current servicing potential for water and sewer and flood risk. These servicing restrictions, constraints and the cost of reticulating service extension remain the greatest barriers for new residential subdivision. They need to be considered in comparison to the relatively low cost of infill development on vacant residential lots (or demolishing low quality housing). The greatest infill opportunities come from large vacant sites, unbuilt lots, rear lot subdivision and mixed-use development.
- There is need for more coordinated action involving a range of government, business and community stakeholders to ensure that future demands for housing can be met in an efficient and timely manner.

2.5 Rural Living

A number of rural living opportunities are currently provided in established rural residential estates in Wundowie, Bakers Hill, Clackline and Grass Valley and the outer fringes of the Northam townsite.

2.5.1 Subdivision Activity

Over the decade 2012-2021, an estimated 792 proposed rural living lots (which includes rural residential and smallholding zones and lots between 1 – 40ha) were granted conditional approval across the Shire inclusive of existing lots which have been subdivided. Over this period, an estimated 201 lots were granted final approval, that is where landowners or developers went on to create the lots. This low figure is mainly attributed to high development costs and limited commercial viability although as discussed in following sections, demand has been increasing. As of March 2023, there are 41 rural residential lots with conditional approval yet to be created.

Figure 6 shows the number of proposed rural living lots granted conditional approval for subdivision, and the number of rural living lots created over the decade to the end of 2021.

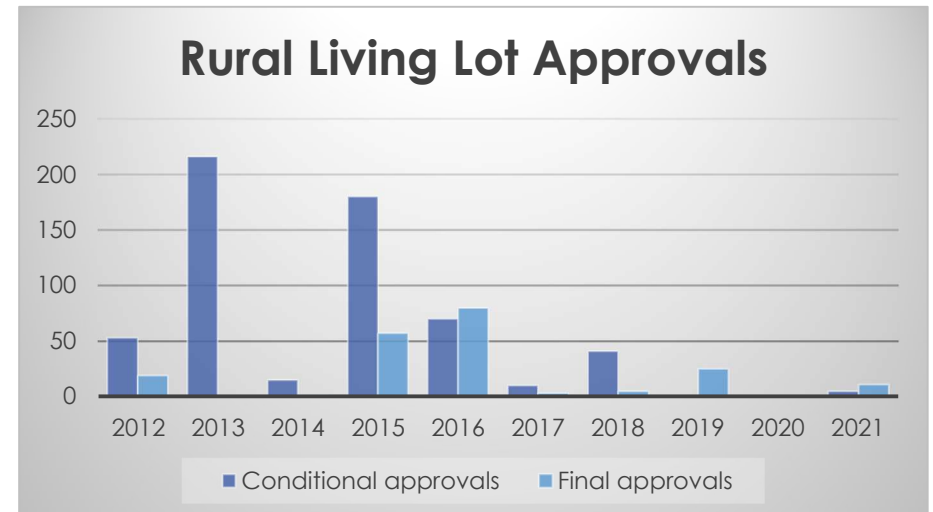


FIGURE 6 – RURAL LIVING LOT APPROVALS (2011-2021)

Note: Statistics may contain residential lots

2.5.2 Rural living land supply

As at March 2022, there was approximately 5,000ha of rural living zoned land in the Shire comprising of 1,297 lots. Of this, only 42% of the area is developed.

There remains a significant number of vacant rural residential lots outside the Shire's settlements. This includes 207 vacant rural living lots (195 of which are zoned rural residential) mostly in Wundowie and Bakers Hill. There are 24 vacant rural living lots around Northam townsite.

There is a projected yield of 909 dwellings under existing rural living zoned land including 754 dwellings under existing rural living structure plans and potential for a further 2,300 dwellings which has already been identified for rural living throughout the Shire which is mostly in Wundowie and Bakers Hill.

Demand for rural living lots has increased in recent years, particularly surrounding Wundowie and Bakers Hill townsites, with more rural residential lots being brought to market than residential lots over the past decade. This is largely due to the value of and demand for rural living increased

substantially with more people seeking a rural lifestyle making rural living subdivision development more commercially viable and contributing to growth in the west of the Shire.

In particular, since January 2021, there has been a significant uptake in sites following recent government development stimulus packages including 20 new dwellings approvals in Wundowie and 24 in Bakers Hill.

Key Issues/Opportunities

- There is a need to recognise that development of more than one house on a rural lot (except for ancillary dwellings) can conflict with existing or potential agricultural use of land and adjoining properties and undermine productive capacity.
- The demand for rural living is expected to continue in the foreseeable future but its development needs to have due regard for potential impact on agricultural production, natural assets, bushfire risk and additional demand on services and infrastructure. As such, future rural living development should avoid areas that contain significant flora and fauna, environmentally sensitive and/or bush fire prone.
- Given the Shire's size and difficulties it faces in providing services and facilities outside main settlements, there is also a need to ensure future rural living development is located near established settlements and it should occur in accordance with approved structure plans where necessary.
- There is a need to address the efficient and effective provision of public infrastructure, community services and facilities to meet the demands arising from new rural living developments and develop a consistent and transparent framework to funding these to service the needs of residents in new and established rural living areas.
- The existing supply of rural living land is likely to meet future demand, however, there is a need for land to be further planned, subdivided and serviced to bring land to market, especially in Bakers Hill and Wundowie where there is strong demand.
- Notwithstanding that it is not required under SPP No. 2.5, for 'Rural Smallholding' type lots (i.e., lots ranging in size from 4 to 40 ha), the Shire considers the provision of scheme water to rural living development to be of significant benefit and importance given its availability and that it will help guard against fire and impacts of drought.

There are lacking services available to support further infill subdivision of the rural smallholding areas in the West Wundowie and Benruea area without significant infrastructure costs. These areas were previously subdivided to an average size of 10 ha with a legacy of limited reticulated water services if any.

2.6 Economic Development and Industry

The Shire's economy has historically been driven by agriculture, with almost a quarter of businesses in this sector. Northam is and will continue to function as a key administration, business, industry, and service centre of the broader Avon region and therefore represents a significant concentration of employment. It also has the most employment of all local governments in the Wheatbelt region, makes the biggest contribution to Gross Regional Product at almost \$1 billion and has the largest commercial and retail sectors in the region. It is also strategically located close to Perth and along major freight routes with strong connections to the State's mining sector.

As of 2021, there were 767 businesses in the Shire. Northam Town Centre has a trade area of approximately 20,000-25,000 persons who would use the centre on a regular basis. The local economy, while still focussed on agriculture, is diversifying. Due to its location and existing transport infrastructure its attractiveness is becoming apparent for more diverse industries. Encouraging further development of Avon Industrial Park (AIP) and serviced light industry land parcels throughout the subregion is a key economic growth strategy. As a sub-regional centre, Northam maintains a relatively broad economic base with the representation of many industries.

2.6.1 Employment

In 2021 there were 5,431 local jobs, a marked increase since 2016 (4,854 jobs). In 2021, health care and social assistance was the biggest employer (20.4%) followed by public administration and safety (15.2%), which have had the biggest increase in jobs between 2016-2021 and represent far greater proportions of the workforce than the State average. There was also growth in jobs in agriculture between 2016-21.

2021 Statistics

There were 181 farming operations, an increase from 170 in 2017 and making up 23.6% of all businesses.

The gross value of agricultural production was approximately \$58 million up from \$53.4 million in 2016. Approximately \$42 million was from crops, an increase of \$3 million from 2016 and most of this is cereal crops. Livestock and livestock products made up most of the remaining value.

376 local jobs were in agriculture (8.6% of total jobs). This proportion has remained relatively steady over the past decade.

2.6.2 Economic growth and development

In recent years many new developments have driven economic activity including:

- Bilya Koort Boodja Centre for Noongar Culture and Environmental Knowledge.
- Northam Aquatic Centre and Youth Precinct Redevelopment of the Northam Boulevard – including solar energy project.
- Major retailers, including Coles, Aldi, Kmart, KFC, Bunnings, Spudshed, DOME Café and Farmer's Home Hotel (redevelopment of State heritage listed (former) Shamrock Hotel)
- Northam Regional Hospital upgrade and Wheatbelt GP Network Super Clinic
- St John Ambulance sub-centre and regional office First Aid Training Centre
- Ingham's chicken broiler farm
- Stages 1 and 2 Mauravillo Rural Residential Estate - Wundowie
- Stages 1 and 2 Oyston Road Rural Residential Estate – Bakers Hill
- Old York Road Light Industrial Complex
- Avon Industrial Park, Meenar
- Roadhouse and Logistics Hub on Yilgarn Ave
- A 665kw solar micro grid farm.
- ARC Infrastructure Regional Office

2.6.3 Agriculture and Rural Land

Agriculture is an important land use and industry in the Shire and is expected to remain a major contributor to local economic activity.

Broad hectare wheat and sheep farming has been the major agricultural activity for many years; however, agricultural production has broadened to include more intensive uses such as horticulture and tree plantations.

Approximately 80% of the Shire's total land is used for agricultural enterprises. Land to the west of the Avon River is generally more suited to extensive grazing and pastures whilst soils to the east have a moderate to moderately high potential for pasture and cropping.

The number of rural zoned lots decreased 13% between 2009 and 2020 from 2,450 to 2,122 lots. 1,848 lots (87%) on rural zoned land are less than 100ha. Most smaller lots are located to the west of Northam townsite.

The number of larger rural zoned lots (i.e. over 100ha) has remained relatively steady over the past decade, but over the longer term there has been a strong trend towards subdivision of rural land, particularly in the west of the Shire.

Key Issues/Opportunities

- The impacts of climate change, the global conversion of food crops to fuel crops and increased rural living demand is likely to make productive agricultural land an increasingly scarce resource. Other major threats facing the agricultural industry are increasing soil salinity, surface and sub-surface soil acidification, erosion, water logging and soil compaction.

- There is a need to identify and protect productive agricultural land from ad-hoc subdivision, incompatible development and land degradation due to its significance to the local, regional and State economies.
- There is a need to avoid and minimise land use conflicts arising from the development and use of agricultural land, particularly near settlements and existing and proposed rural living areas.
- There is a need to minimise the potential impacts from the large amount and increasing number of small rural landholdings which raise issues in terms of biosecurity, absentee landowners, resource management, fire control and the potential impact upon the continued farming practices on larger rural lots.
- There is a need to diversify employment in the agricultural industry by supporting development of value-adding industries that process agricultural produce.

2.6.4 Commerce and Industry

Commerce and industry play an important role in the local economy and are expected to make a significant contribution to the future economic development and growth of the Wheatbelt Region.

There are a wide variety of commercial enterprises and industrial activities, the majority of which service the agricultural sector.

Commercial land

The Northam townsite is the Avon sub-region's administrative and commercial hub and serves the region as an important manufacturing and service centre.

Commercial activities in Northam townsite include a variety of retail outlets, financial, administrative and health services, agricultural, building and home maintenance supplies, vehicle and machinery sales and repairs, fuel sales and distribution, agricultural service industries and hospitality and accommodation services and facilities. Wundowie, Bakers Hill and Clackline also have a small number of retail outlets.

As of March 2022, there were 465 lots on land zoned for Commercial development which includes Commercial and Mixed Use zoned land and covers 75ha, of which 428 lots are in the Northam townsite. Of this, only 46 lots are vacant covering an area of 7ha, most of which is in the Mixed-Use Zone in the western portion of the Northam Town Centre. About 50% of all land zoned for commercial land uses is utilised for residential purposes. This can largely be attributed to historic land use.

Over the decade to December 2021, 13 commercial lots were granted conditional approval of which 4 were created.

Industrial land

The main industries have traditionally been established to service the needs of the agricultural sector and have included some downstream processing of local products (e.g., the Wundowie foundry and local abattoirs).

Most industrial development is in the Northam townsite, including recently zoned land at the logistics hub, and the Wundowie townsite.

The AIP, which is located 18km east of the Northam townsite, is a 473ha strategic regional industrial estate comprising 203ha of dedicated industrial land comprising lots ranging from 2-12ha. The AIP was developed to attract and accommodate a wide range of manufacturing, processing and distribution industries to enhance the economic sustainability of the region and complement existing industrial activities. A scheme amendment is being progressed to rezone land in the northwest portion of the AIP from reserve to industry to facilitate industry and additional rail facilities, support establishment of renewable energy facilities and general industry uses.

There is 549ha of industrial zoned land comprising 222 lots as of March 2022 which mainly comprises of the industrial land around the Northam Townsite as well as AIP. Of this, 80ha is vacant comprising 38 lots (21 lots in Northam, 13 lots in Grass Valley (AIP), 4 lots in Wundowie).

Between 2011 and 2021, there were 86 lots industrial lots granted conditional approval, but only 8 lots created. While there is some vacant industrial land, there is a lack of development ready light and service industrial land in Northam and other townsites.

Key Issues/Opportunities

- There is a need to encourage and support economic diversification through the development of diversified commerce and industry and flexibility to attract and accommodate new commercial and industrial activities.
- There is a need to review the zoning of the Northam Town Centre from the existing Commercial and Mixed Use to be more flexible to support a range of land uses and activities which support growth.
- There is a need for infrastructure, servicing and planning including rezoning to provide adequate commercial and industrial land in appropriate locations.
- There is a need to consolidate and encourage development of the Northam town centre and prevent risk of fragmentation of commercial land uses including a discount department store/bulky goods out of the centre.
- There is a need to facilitate additional industrial lots for light and service industry in Northam and townsites to address shortage of suitable lots.

2.6.5 Tourism

Tourism is a growing contributor to the local economy due to the Shire's proximity to Perth and has significant potential to play an important role in the future economic development and growth of the Shire.

Northam is currently being promoted as a 'Heritage, Commerce and Lifestyle' centre under the Visit Northam brand with tourism focused on Adventure tourism, Nature tourism, Events tourism; and Cultural, Arts & Heritage tourism.

The Shire has a wide variety of tourist attractions including:

- Bilya Koort Boodja
- The Northam Visitor Centre.
- The Avon River.
- Numerous nature reserves with an abundance of flora and fauna including a large variety of bird life.
- Heritage walks and self-drive trails (e.g., the Kep Track).
- Hot Air Ballooning and aviation activities.

Events such as Avon Descent, Northam Bilya Festival, Northam Motor Sport Festival and Ballooning Events.

- The second highest number of heritage buildings in Western Australia.
- Mt Ommanney lookout.
- Wineries, Pubs & Eateries & Cottage Industries.
- Paintballing, Rally Driving, Helicopter Flights.
- Public Art trails.

A range of accommodation facilities are currently available including hotels, motels, bed and breakfasts, a caravan park and self-contained cottages, as well as free RV rest stops in Wundowie and Northam.

Key Issues/Opportunities

- Need to continue to develop and actively promote sustainable development of all aspects of tourism.
- Need to provide more land use flexibility to reinvigorate the town centre to encourage tourism.
- Need to plan tourist land use and activity so that they are located appropriately in or near settlements and infrastructure, prevent land use conflict and to minimise impact on heritage places.
- Need to control the level of tourist development on rural land to protect the predominant rural or agricultural use of the land.



- Need to overcome limitations to investment in tourism development such as ecotourism, farm stays, chalets and bed and breakfast accommodation by providing infrastructure support and making investment in tourism simple and financially attractive.
- Need to ensure careful planning of tourism development including the provision of suitably located infrastructure and protection of the natural environment and cultural heritage places and values.
- Need to encourage local tourism operators to be proactive in promoting Northam more widely and celebrating the essence of what Northam is.

2.6.6 Mineral Resources and Basic Raw Materials (BRM)

Minerals and BRM extraction are an important local industry with significant development and growth potential. **Map 6 – Mineral Resources and Basic Raw Materials** shows locations of strategic mineral resources, mining tenements, SGS and relevant separation distances

Mineral Resources

The Shire has a broad range of recorded mineral deposits that are of strategic importance to future economic development and growth. These are dispersed throughout the Shire and include bauxite, copper, lead, zinc, gold, magnesite, tungsten, molybdenum, vanadium, nickel, iron, gravel, aggregate, sand, clay, kaolin, silica, mica and sillimanite.

Mineral extraction is mostly controlled by the *Mining Act 1978*. Most mining tenements issued by DMIRS are for bauxite in the Darling Range, however, mining exploration is also targeting platinum, gold, iron ore and base metal mineralisation in the Shire's east. There are 18 existing mining tenements including one State Agreement (*Wundowie Charcoal Iron Industry Sale Agreement Act 1974*) and 20 mining tenement applications wholly or partly within the Shire including 17 exploration licences and three mining leases.

Mining on some lots in the Shire are governed under the *Planning and Development Act* on what are commonly referred to as 'mineral to owner lots' which are those generally denoted by an 'M' in front of the lot number and where landowners still have the right to mine and sell these products subject to planning requirements and laws (excluding royal metals). That is, they are not covered via the *Mining Act 1978* so the local government can control via planning scheme.

There are 74 mines and mineral deposits of which 13 are operational (mostly these are quarries and pits for BRM), 19 are closed and 42 are undeveloped prospects, occurrences or deposits.

Northam Iron magnetite mining exploration (Ragged Rock Iron Ore Project) proposes to explore iron deposits in the Quellington and Grass Valley areas.

Noondeening Hill in Katrine is a declared Geoheritage Site as identified by DMIRS (Site No. 99) which is a significant geological feature that is protected from all mining activity.

BRM and Extractive Industries

Extractive industry means an industry which involves the extraction, quarrying or removal of sand, gravel, limestone, clay, hard rock, stone or similar material from the land and includes the treatment, processing and storage of those materials.

The Shire has various SGS's of BRM which are those identified by DMIRS as having State significance due to the size of the resource, relative scarcity, demand and/or location near growth areas and transport routes. These include sand and hard rock aggregate in the vicinity of Great Southern Highway and hard rock aggregate in Burlong, Spencers Brook and Grass Valley. The major operating mines mainly produce constructive materials including granitic rock, gravel, clay and sands including silica sands.

On private land, BRM extraction is subject to the *Planning and Development Act 2005* and is typically controlled by the development approval process. BRM extraction is possible in the rural, rural smallholding and general industry zones, subject to advertising. BRM extraction is also subject to obtaining an extractive industry licence from the Shire. There are 13 existing local government approved extractive industry licences for BRM extraction on private land.

There are also seven crown reserves for gravel extraction in the Shire.

Key Issues/Opportunities

- Need to confirm the location and extent of mineral resources and BRM and secure their long-term protection.
- Need to provide for the proper and orderly planning and sequential development of extractive industries to maximise economic benefits and minimise environmental and social impacts including protection from development which could sterilise extraction and site rehabilitation.
- Need to provide local input into mining proposals where possible to address potential impacts on surrounding land uses and ensure sufficient control over land which is not covered in the Mining Act.

2.7 Infrastructure and Servicing

2.7.1 Water Supply

Map 7 – Water Supply and Wastewater shows the Shire's major water supply infrastructure. Potable water is provided under licence by the Water Corporation via the GAWSS. Treated water is sourced from Mundaring Weir and delivered via the Mundaring-Kalgoorlie pipeline.

The Shire is the largest GAWSS water consumer in the Avon River Basin, averaging 1,000 ML / annum for the period 2010 to 2020, a slight increase on the average of 967 ML / annum between 1995 and 2007.

The number of residential water services in the main settlements has increased slowly but steadily over the past decade. In 2020, 70% of all water supplied from the GAWSS was to settlements, increasing from 61% in 2013.

Most remaining water is used for agriculture and approximately 1% is consumed from standpipes and community water supplies, transport infrastructure and the mining industry. The number of water services for commercial, farmland and other services has remained relatively the same over the past decade.

Overall trends indicate that there will be no change to water demand in the short to medium term with potential for a moderate increase in demand for reticulated water supplies due to population growth and economic and climatic influences.

Potable water from the GAWSS in Northam, Bakers Hill and Wundowie townsites is supplemented by treated wastewater to irrigate gardens and playing fields.

The Water Corporation has advised that any significant increase in demand for potable water will require a system investigation, possible upgrades to the existing water supply infrastructure and special pricing agreements.

There is one public drinking water source area proclaimed under the *Country Areas Water Supply Act 1947* located in the Shire being the 'Mundaring Weir Catchment Area' in State Forest No. 13.

Water supplies in areas not served by scheme water are generally provided by on-site storage tanks with as well as farm dams and associated catchments. Water for rural properties is also carted from numerous scheme water standpipes and Agriculture Area (AA) dams currently vested with the Water Corporation. A capacity around 120,000L per residence is typically required in the Wheatbelt.

There is a need to encourage the conservation and efficient use of water resources, identify future potential water resources and provide for their long-term protection and ensure a sustainable potable water supply for future development where scheme water is not available as per State policy.



2.7.2 Sewage and Wastewater

Map 8 – Water Supply and Wastewater shows the location of key wastewater infrastructure. Sewage disposal in the Northam townsite is mostly via a reticulated sewerage disposal scheme owned and operated under licence by the Water Corporation and served by a system of sewer

mains gravitating to three separate pump stations. These stations pump sewerage to a WWTP approximately 2.5km north-west of the town centre. Sewage disposal in the Wundowie townsite is also via a reticulated scheme owned and operated by the Water Corporation.

The Water Corporation undertakes ongoing monitoring of the flow and performance of WWTP facilities and undertakes ongoing planning for upgrades to its infrastructure based on need and demand. Critical to the ongoing functionality of the plants is reuse of treated water and the Shire uses most of it on ovals. Minor upgrades to the treated wastewater infrastructure may be required.

The Scheme contains a WWTP SCA to ensure land uses near plants are compatible and mitigate land use conflict.

There is no reticulated sewerage disposal scheme in the Bakers Hill, Clackline, Spencers Brook, Seabrook or Grass Valley townsites, parts of the Northam townsite or wider areas of the Shire. Sewage disposal in these areas is via conventional septic tanks and leach drains or other on-site disposal systems.

Most of the Shire is not identified as sewerage sensitive in the Government Sewerage Policy, although areas along rivers and creeks would be expected to be sewerage sensitive. Two sites near the Avon River in Katrine are identified as sewerage sensitive as habitats of threatened and priority ecological communities and special protected water – dependent fauna.

Key Issues/Opportunities

- Need to ensure that all future subdivision and development complies with requirements of State Government policy for sewage disposal.
- All future land use within the Northam and Wundowie WWTP buffer areas must be compatible with the plants to minimise potential land use conflicts.
- Need to ensure that all existing and future landowners whose properties are located within the defined odour buffers for the Northam and Wundowie wastewater treatment plants are aware of the potential for nuisance and likely limitations and restrictions on future land use and development.

2.7.3 Drainage, Waterways and Flood risk

Surface water features

Most of the Shire falls within the Avon River catchment with a small section in the south-west falling within the Swan River catchment.

Annual rainfall in the eastern extremities of the Avon River catchment is approximately 300mm rising to 1,000mm in the western extremities on the Darling Scarp. The Shire has an average rainfall of 427mm per annum.

The major surface water features are the Avon River, which runs from north to south with an easterly meander, and the Mortlock River East and Mortlock River North which enter the Shire from the east and north and meander west to join with the Avon River. Refer to **Map 8 Waterways and Flood Risk**

Due to the landforms and soils, there are numerous seasonally flowing small drainage lines and creeks which flow into either the Avon or Mortlock River systems. Many of the natural drainage lines and the major river systems are significantly altered and degraded and liable to inundation and flooding, particularly during extreme storm events.

Flood study research indicates a 9 to 11-year frequency of flooding in the Avon and Mortlock River systems, with the most recent major flooding event affecting the townsite in March 2021. DWER is expected to release updated floodplain mapping for Northam in 2022.

The Scheme includes the Avon and Mortlock Rivers SCA and Spencers Brook SCA which seek to ensure that future infrastructure or development does not adversely alter the capacity of the areas to convey floodwaters.



Stormwater and drainage

Stormwater drainage is currently managed by a combination of pipes, culverts and open drains. Most streets in established settlements are kerbed and drained with inlet pits and piped drainage systems. Rural areas are served predominantly by open drains, culverts and dams.

In most cases, stormwater collected in this infrastructure is discharged directly into natural drainage systems with little regard for potential off-site and environmental impacts which may include:

- land degradation in the form of erosion from poorly constructed drains, increased risk of salinity and waterlogging downstream, sedimentation of natural watercourses.
- increased water discharges and reduced water quality leading to the loss of native plants and animals; and
- erosion, flooding and damage to roads and other infrastructure through inadequate culverts.

Groundwater

Significant, low salinity groundwater resources within the Shire are rare. Groundwater quantity and quality decreases from west to east across in accordance with annual rainfall.

On the Darling Scarp in the west, potable groundwater in small quantities can reliably be found in shallow bores and wells sunk through laterite into granite.

Elsewhere in the Shire, groundwater quality is mainly suitable only for stock watering although in smaller catchments, where geological conditions are suitable, small quantities of potable groundwater can be found, but are of limited significance.

Information on the location of suitable groundwater sources is currently limited and requires further investigation in consultation with DWER and the community.

Key Issues and Opportunities

- Increased salinity, nutrient input and sedimentation are the primary water quality issues for major surface water features that require management.
- Stormwater drainage issues include movement of sediment into and along watercourses, scouring and erosion of watercourse bed and banks at the disposal point; and export of pollutants, nutrients and turbid stormwater into watercourses.
- Current drainage infrastructure and management practices in many areas are below the standards required to ensure adequate protection of the built environment and natural resources.
- There is a need to consider impacts of new developments on local drainage conditions and avoid off-site environmental impacts, particularly in the Northam townsite where pressure for new development is likely to be greatest.
- There is need to account for current planning guidelines for the 1 in 100 AEP floodway along that portion of the Avon River that dissects the Northam townsite when planning for future land use and development in this area.
- There is need to ensure that any future development in the Spencers Brook locality has due regard for the potential flood risk and does not compromise the ecological values of the Avon River and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters.
- There is need to ensure a coordinated approach to drainage and pumping schemes which are recognised as one option for controlling salinity and water logging in agricultural areas.
- Given the current limited information regarding the location and extent of areas liable to inundation and flooding, consultation with DWER is required to ensure appropriate management of these areas in the future.

2.7.4 Energy and Telecommunications

Electricity and Gas

Electricity is provided by Western Power from the south-west interconnected system via substations at Wundowie and on the edge of the Northam townsite which receive 66kV and/or 132kV power transmission lines. Power is distributed by a network of 22kV overhead and underground lines. Network maintenance is crucial to bush fire management.

Equipment at the Wundowie substation is nearing the end of its design life. Western Power is investigating options for its future including the de-energisation of the substation and transfer of load to the Sawyers Valley substation.

Electricity supply to individual developments is subject to agreements between developers and Western Power concerning location, extent and scheduling. The cost of providing electricity services to new developments is a significant proportion of development costs and is expected to remain so in the future.

The 10MW Northam Solar operation by Bookitja Pty Ltd and Carnegie Clean Energy commenced in 2018 on a 25ha site to the east of the townsite to deliver approximately 24,000MWh of electricity per annum for at least the next 25 years.

Australia's first large scale hydrogen plant is planned at the site, adding a 10MW hydrogen electrolyser and battery storage to produce zero-emissions green energy. The facility at Northam is already connected to the SWIS with additional land secured for potential expansion.

There is currently no reticulated gas service, so gas is supplied in cylinders. There are no plans to introduce reticulated natural gas in the short-term which is needed to facilitate larger industrial developments.

Telecommunications

The Shire is served by a wide range of telecommunication services including fixed line phones, internet access, television and radio. The Northam townsite and most settlements and surrounds have access to the national NBN network.

Services are concentrated in the main settlements where demand is greatest.

The Shire has access to the national phone network via a system of optical fibre cables and digital exchanges and digital mobile and satellite phone services.

Two-way radio is another form of communication used in remote areas. The Shire has a directory of two-way radio users and emergency channel with a repeater station to provide emergency coverage.

Key Issues and Opportunities

- The current power supply network is expected to have sufficient capacity to accommodate future development and growth in the medium to long term (<5MVA), however, the high cost of providing electricity is proving to be a constraint to new development. Large

commercial and industrial 'block' type loads may require specific network reinforcements above those required to accommodate 'general' load growth.

- There is a need to encourage and continue to support the development of alternative energy production such as solar, wind and integrated wood processing and battery storage facilities which have significant supply and economic potential and environmental benefits. Such proposals will need to be assessed by Western Power to determine network connection arrangements and to ensure that technical requirements are met.
- The absence of reticulated gas supply has limited development of larger industry There is a need to consider energy conservation in the design of urban areas and housing. The concepts of environmental design, solar orientation and energy efficient housing have significant benefits for consumers in the face of continued increases in the price of grid power and should be promoted by the local government when administering the Scheme.
- Need to recognise that new communications technology is changing the way communities do business and increasing demand for home-based businesses.
- Need to ensure that telecommunications infrastructure is designed and installed in a way that protects the environment, local character and amenity.
- Need to ensure that the local government planning framework facilitates the effective and efficient development of new telecommunications infrastructure, avoids lengthy and litigious approval processes and is sufficiently flexible to accommodate the development of new home-based business activities.
- Need to ensure that the black spots of the digital mobile coverage are filled.

2.7.5 Waste Management

The Shire operates an approved and licensed 'Class 2' putrescible landfill site developed on Crown land (Reserve 26840) immediately to the north of the Northam townsite with direct frontage and access to Old Quarry Road. This facility receives solid and putrescible waste generated in the Shires of Northam, York, Toodyay, Cunderdin and Kellerberrin and provides for the collection and processing of some recyclable materials. It is also licensed as a liquid waste facility and receives septage wastes from leach drains and grease traps. The facility is licensed to receive up to 50,000 tonnes of putrescible waste and up to 7,000 tonnes of liquid waste annually and is estimated to have a lifespan of at least 11 years.

A transfer station and reuse shop has recently been constructed and opened at the Old Quarry Road facility following receipt of a grant from the State Government to increase recycling and reuse of materials.

The Shire also operates the Inkpen Road Landfill, which is a 'Class 2' site on Crown Land Reserve 25796 approximately 3km south of the Wundowie townsite. This facility receives solid and putrescible waste and is estimated to have a lifespan of at least 46 years.

There are several former landfill sites in Bakers Hill, Grass Valley and Wundowie, which have been decommissioned and rehabilitated.

In 2020/21, 11,760 tonnes of aluminium cans, steel cans, glass and plastic containers, cardboard and paper were collected at various recycling drop-off points.

A regional Containers for Change facility has been established in the Northam townsite to provide a drop-off and sorting facility for the region, which will increase the percentage of recycling.



Key Issues/Opportunities

- Need to encourage the local community to reduce waste and recycle to help decrease demand for further waste disposal sites.
- Need to recognise that landfill sites have potential to discharge nutrients and other pollutants to the environment directly by surface water flow or through leaching to groundwater and that contamination of groundwater by leachate from landfill sites is very difficult to remediate.
- Need to consider the potential impact of waste disposal sites on land use and development on adjoining landholdings including the need to provide suitable buffer areas and establish suitable land use controls within these buffer areas.
- Need to take account of land capability, natural resources and existing or proposed adjoining land uses when planning for the expansion of existing waste disposal sites or the development of any new sites, in order to minimise negative environmental impacts and avoid land use conflicts.

2.7.6 Community Services, Recreation and Public Open Space

The public sector and non-government organisations provide a wide range of community services and facilities, mostly in Northam townsite and include education, health, emergency, cultural and recreation services and facilities.

Community uses in the Northam townsite include a regional hospital, doctor surgeries, aged care services and accommodation, Wheatbelt Aboriginal Health Clinic, O'Connor Institute, two high schools (including a District high school), four primary schools, kindergarten, caravan park, Shire administration centre and works depot, several State government district offices and depots, post office, fire station, St Johns Ambulance depot, Police station, courthouse, community halls, churches, museum, railway station, regional library, playgrounds, showgrounds, playing fields, outdoor courts, equestrian facilities, recreation complex, outdoor swimming pool, gun club, bowling club, aerodrome and cemetery.

Northam Recreation Centre and Aquatic Centre is a key local destination and focal point, providing a diverse range of sporting, recreational and community facilities. Recreational facilities also include Northam Youth Precinct, Bakers Hill Recreation Centre, Wundowie Skate Park and Wundowie Swimming Pool.

Due to small resident populations, community uses in other settlements are fewer and include postal agencies, halls, primary schools (Wundowie and Bakers Hill), recreation facilities, tourist information, parking areas and overnight RV areas.

There are also a significant number of community uses outside main settlements including the Muresk Facility, various active and passive recreation facilities and tourist information and parking areas. There are 119 parks across the Shire covering a total of 144ha, and 75ha of regional open space as identified in the Shire's draft Public Open Space Strategy.

Bernard Park, between the river and retail precinct, is the most recognisable developed open space due to the riverside and central location. The northern riverbank has a linear green space bound by Broome Terrace to Apex Park adjacent to Avon Bridge.

Non-commercial community uses are generally classified as 'Public Purpose' reserves and active and passive recreation areas are classified as 'Parks and Recreation' reserves in the Scheme.

Key Issues/Opportunities

- Changes in demand for community services and infrastructure need to be monitored to facilitate efficient provision and maintenance of an appropriate range of services and facilities and provide improved coordination between public and private sector service providers.
- Community involvement needs to be promoted in the planning and delivery of community services to secure the continuation of those services that may be at risk from continuing or being rationalised due to reduced funding or falling demand. There is a need to acknowledge and foster autonomy of responsible local organisations prepared to raise funds and manage local halls, parks, etc.

- There is need to provide and maintain access to a range of education and training services and facilities to minimise the potential for population decline, particularly in younger age groups.
- The increase in the percentage of people in the older age groups and a growing indigenous population has implications for the supply of various services and facilities, especially those related to housing and health. As such, there is a need to ensure that the provision of affordable accommodation, health and care services and facilities is given a high priority to help prevent population decline.
- The dispersed nature of settlement creates problems for servicing the community. Significant investment is required to provide and maintain an equitable range and level of services and facilities for the local community.
- There is need for a clear framework for efficient and effective provision of community services and facilities to meet demand from new development,
- There is a need to work with relevant authorities to establish an agribusiness innovation hub at Muresk for rural and regional education and training.

2.8 Transport

2.8.1 Road network

The Shire's road network comprises 639km of roads of varying standards of which about half comprises sealed roads (347km). Most roads are controlled by the Shire except for the Great Eastern Highway, Northam – Toodyay Road, Northam – Pithara Road/ Goomalling Road/ Taylor Road, Peel Terrace / Northam – York Road/ York Road and Great Southern Highway which are controlled and managed by MRWA.

Great Eastern Highway, which runs east-west across the Shire, is the principal road link, providing connection to Perth, the eastern Wheatbelt and Goldfields. It is classified as a National Highway and forms part of the major intrastate link between Perth and the eastern states. It is a strategic freight, tourist, inter-town and commuter route and is used for the transportation of dangerous goods from Perth to Kalgoorlie. Traffic volumes along the highway east of the Northam townsite (near Yilgarn Ave) average 2,553 vehicles per day, while west of the town on the eastern approach to Mitchell Ave they average 5,353 vehicles per day, with trucks making up approximately one-quarter of the traffic volume.

To reduce vehicle traffic along Great Eastern Highway and provide a safer and more efficient route for the movement of vehicles, the Perth-Adelaide National Highway (PANH) is planned through the Shire. The final alignment is being planned at present as part of the EastLink project. It is proposed to connect Northam and Midland via Gidgegannup involving realignment of Great Eastern Highway west of Clackline to connect with Toodyay Road. MRWA is planning for the alignment however funding to build the road is yet to be secured. The Clackline bypass has been constructed separately and in advance of the EastLink with the possibility that the same will happen at Bakers Hill.

2.8.2 Freight and Logistics

Roads carry significant volumes of heavy vehicles which haul a variety of products including grain and livestock, fuel, fertiliser, general freight, hazardous goods, farm and mining machinery, BRM and minerals. They also cater for a substantial amount of light through traffic that has neither its origins nor destinations within the Shire.

One of the largest road freight tasks in the Shire is the annual grain harvest. According to CBH, the Northam facility averages around 372,000 tonnes per year and is the region's largest facility. Most grain is moved from farms to the local receival point located in Northam, but a small proportion of the harvest is hauled direct from farms to port by road.

A separate system, the freight rail network across the State's south, is publicly owned, though under the long-term control of private leaseholder Arc Infrastructure, until 2049. This rail system complements road freight operations, connecting the Wheatbelt and agricultural producing areas of the south to ports, and plays an important role in facilitating competitive exports of agricultural produce. WA grain exporters currently compete year-round with emerging lower cost northern hemisphere producers. Improved supply chain efficiency helps ensure that local grain harvests can ship to international customers quickly, at peak periods of demand, to secure higher prices and export earnings. Rail has a strong capacity to efficiently move large volumes during peak demand periods, while also removing trucks from roads, which benefits local communities and reduces road maintenance.

The 60ha Avon Logistics Hub located on the eastern edge of the Northam on Great Eastern Highway is under development. Currently the area comprises a road train assembly area and a new roadhouse/truck stop.

A series of infrastructure project packages have been prioritised in DOTs *Revitalising Agricultural Regional Freight Strategy* including rail improvements, establishment of intermodal terminal containers at Avon Rail and targeted road network investment in the Wheatbelt region.

2.8.3 Public transport

Transwa provide five return Avon Link rail services between Midland and Northam per week. The Merredin Link and Prospector also travel through Northam.

Transwa bus services connect Wundowie, Bakers Hill, Clackline and Northam. Wundowie is also connected to Midland with a Transperth bus service.

Although, there is no local public transport service in the Northam townsite, there are a number of private taxi and rideshare services operating.

2.8.4 Aviation

The Northam Airport is owned by the Shire and is operated and maintained by the Northam Aero Club. Several industries and infrastructure have been established at the site including aircraft maintenance and refuelling facilities. Due to the strategic location of the airport close to Perth, it offers great potential as an alternative airport base for metropolitan residents who require hangar sites for aircraft storage and runway access.

The airport is a potential major contributor to attract residents, visitors and tourists and several aviation and non-aviation related residential, commercial and recreational opportunities lie in the land surrounding the aerodrome.

The *Northam Airport Masterplan 2015* has been prepared to guide future planning for the site including a land use plan, facilities development plan (including movement area planning and aviation support facilities) and an airport safeguarding plan which highlights elements such as the airspace protection areas and aircraft noise. *LPP 9 – Northam Airport Development* seeks to control the construction of hangars to provide certainty for leaseholders.

Key issues and opportunities

- There is a need to recognise transport's vital role in the future of the local economy and protect existing and future proposed transport infrastructure.
- Anticipated increases in road transport from expansion of the State's resource sector, continuing growth in interstate freight, rising agricultural production levels and other initiatives are expected to add pressure on the local roads and result in the need to upgrade infrastructure and increased maintenance costs.
- There is continued producer and freight industry pressure for larger capacity trucks for grain and other commodity haulage and increasing community concern about the number and size of heavy haulage vehicles on local roads.
- There is a general desire to better utilise rail as an alternative freight carrier.
- There are residential areas within trigger distances in *SPP5.4 Road and Rail Noise*, which requires further consideration of noise limits, and the introduction of noise-sensitive land uses within these areas.
- There is need to quantify likely increases in future traffic on the local road network to inform future road needs and funding requirements.



- There is need for the Shire to be involved in planning of the PANH/Eastlink final alignment to help reduce vehicle traffic along Great Eastern Highway and provide a safer and more efficient route while seeking to preserve the Kep track.
- There is a need to plan for improvements and upgrades to the existing road and rail network to improve the efficiency of the State's grain freight network.
- There is need to address the lack of local public transport in to help improve the community's mobility, particularly low-income earners and the elderly.
- There is need to consider options for capitalising on the investment made in the Northam aerodrome by increasing the services offered and air traffic volumes. Any future expansion plans will, however, need to account for existing and proposed surrounding land uses to avoid any potential land use conflict associated with potential aircraft noise. The Shire will need to collaborate with Shire of Cunderdin regarding its future airport services.

2.9 Environment, Natural Resources and Biodiversity

2.9.1 Climate

The Shire is characterised by cool, wet winters and warm to hot, dry summers. Average maximum temperatures range from 34.2°C in January to 16.9°C in July. Average minimum temperatures range from 17.2°C in February to 5.4°C in July.

The Shire receives an average of 427mm of rainfall each year, of which, 349mm falls between May and November. Records indicate falling average rainfall over the last 30 years compared to the previous 30 years by about 5 mm per annum. Since the early 1990's, rainfall in autumn and winter months has fallen significantly.

There is a need to consider and guard against impacts of climate change and variability.

2.9.2 Geology and Soils

The Shire is situated on the Yilgarn Block which is over 2,500 million years old. As such, much of the Shire is underlain by ancient granite rock covered by lateritic soils usually no more than a few metres thick comprising sand, loam and clay with areas of lateritic gravel and occasional granite outcrops at the surface.

The Shire contains two broad physiographic (landform) zones, the Darling Range Zone and Zone of Rejuvenated Drainage, each containing characteristic landforms, soil landscapes and vegetation.

The Darling Range Zone covers approximately 43,000 ha of the Shire and encompasses all land west of Warranine Brook near Clackline. It comprises an undulating dissected plateau with an average height of 340 metres Australian Height Datum (AHD). More elevated hills are located around Wundowie (445 metres AHD) and Bakers Hill (408 metres AHD). Valley floors are usually broad and swampy with an average elevation of around 275 metres AHD. Most land in this zone belongs to either the Yalanbee or Leaver soil landscape units.

The primary soil types in both units are buckshot gravels and yellow gravelly loamy sands with a moderate or moderately high potential for crop and pasture production. Potential drawbacks of these soils are compaction, non-wettability, wind and water erosion and soil acidification.

The Zone of Rejuvenated Drainage covers approximately 98,000ha and encompasses all land east of Warranine Brook Valley and the Nanamullen Brook near Clackline through to the Shire's eastern, northern and southern boundaries. It has the most significant potential for broadacre agricultural production.

The Zone of Rejuvenated Drainage can be divided into two distinct units.

The area between Warranine Brook and the Avon River has steeper slopes (mostly greater than 5% with large areas in excess of 10%) and a higher proportion of rock outcrops and boulders than the eastern side.

The area east of the Avon River has more gentle slopes (generally less than 5%) and its rocks have been more deeply weathered. The York soil landscape unit is the most important in this zone, covering 65,000ha on mid and lower slope positions. Its characteristic soil types are rocky red brown loamy sand, brownish grey granitic loamy sand and red brown doleritic clay loam.

These soils have a moderate to moderately high potential for pasture and crop production and form the most important agricultural production area. Potential drawbacks include wind and water erosion and soil acidification from the sustained use of nitrogenous fertilisers.

The Qualing and Everts Soil Landscape Unit occupies 9,400ha on hill slopes between 2-10%. It is characterised by sand/loamy sand over yellowish clay with some gravel with moderate/moderately high cropping and pasture potential. Possible limitations include water logging, salinity, compaction and erosion.

Northam is located in the Southwest Seismic Zone and therefore there is a need to consider potential for risk from seismic activity.

2.9.3 Vegetation and Biodiversity

Map 9 – Vegetation and Biodiversity shows the location of indicative threatened ecological communities (TEC), remnant vegetation and features of the Shire's Local Biodiversity Strategy (LBS).

The Shire lies in the Southwestern Botanical Province within two botanical districts - The Darling Botanical District containing a portion of the Bannister and Darling (east) Vegetation Systems; and the Avon Botanical District containing portions of the York and Goomalling Vegetation Systems. Each vegetation system consists of a series of plant communities closely linked with topographic and soil features.

According to the LBS, 23.7% of the pre-European extent of native vegetation remains in the Shire. Of this, 76% is designated as 'local natural area', as it occurs outside of Commonwealth and State government land and is therefore under the influence of local government decision making.

Native vegetation is unevenly distributed, with 42% of the pre-European extent remaining in the west of the Shire (Jarrah Forest bioregion) and 10% remaining in the east of the Shire (Avon-Wheatbelt bioregion). Only approximately 5% of the pre-European native vegetation extent occurs in protected areas.

99.5% of remaining vegetation is of regional conservation significance, due to historic over-clearing, under-representation in conservation reserves, and the presence of waterways, wetlands, threatened species and TEC.

The LBS aims to retain native vegetation at above 30% of the pre-European extent wherever possible, and to increase formal protection to 17% of the pre-European extent for each of the vegetation types occurring. The highest priorities for conservation are Bindoon, Coolakin, Michibin, Murray 2, Williams, Yallanbee 5 and Yallanbee 6 vegetation complexes (Jarrah Forest bioregion) and all Beard vegetation associations (Avon-Wheatbelt bioregion).

Much of the remnant vegetation in the eastern portion of the Shire has been mapped as Eucalypt Woodlands of the Western Australian Wheatbelt, a critically endangered ecological community listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The LBS has prioritised local natural areas using conservation significance criteria relating to the representation of vegetation types, rarity of species and communities, maintenance of ecological functions (including landscape connectivity), and protection of wetlands and riparian ecosystems (adapted from *Local Government Biodiversity Planning Guidelines, 2004*). It identifies opportunities for conservation based on land tenure and zoning, culminating in a map of Biodiversity Target Areas for the Shire. Target areas present good opportunities to improve protection of under-represented vegetation complexes and their retention and protection should be prioritised in land use planning.

Key Issues/Opportunities

- There is a need to prevent further large-scale clearing of native vegetation and protect threatened ecological communities.
- There is a need to provide for the remediation of degraded areas and avoid any further land degradation problems including rising groundwater, increased soil salinity and acidity, loss of biodiversity, wind and water erosion, soil compaction, sedimentation and waterlogging by implementing land management measures aimed at protecting and rehabilitating natural environment.
- Need to control land use and development within the catchments of all waterways and wetlands, to ensure the protection and rehabilitation of these areas in the longer term.



- Need to incorporate suitable provisions in the local planning framework that require proponents of development to demonstrate the environmental suitability of their proposals based on land capability and suitability.
- Need to encourage and support the community's initiatives with respect to land management to help ameliorate the impacts of land degradation.
- Need to discourage land use development and/or subdivision on privately owned land designated for conservation on LPS maps except subdivision for land rationalisation and conservation purposes.
- Significant trees need to be identified and a register to encourage their protection and incorporate tree protection / preservation provisions into the Scheme is required.
- Recommendations of the Council-adopted LBS need to be implemented, including increasing protection of vegetation in local conservation reserves and ensuring that native vegetation is considered in all land use planning decisions.

2.9.4 Fauna

Vegetation clearing, land degradation, introduction of domestic and feral animals and changes to fire regimes have had a direct impact on native animals and of the 43 mammal species originally recorded, 17 are now extinct.

Common fauna species found include the Western Grey Kangaroos, Red Heel Kangaroos, Possums, Bandicoots, Bobtail Lizards and Echidnas. The Shire also contains populations of endangered fauna species such as the Red-tailed Phascogale, Numbat, Quenda, Western Brush Wallaby and Carpet Python. Ninety species of birds have also been identified and although no extinctions are recorded, some of those dependent on native vegetation have declined whilst others have adapted to the agricultural landscape and increased in numbers. Few species of fish have been recorded with Cobbler being the only large fish, and mullet and mosquito fish reported.

The Shire contains extensive habitat for Carnaby's, Baudin's and Forest red-tailed black cockatoos, also listed under the EPBC Act (refer to EPBC Act *Referral Guidelines for Three Threatened Black Cockatoo Species, 2012*).

Numerous occurrences of rare and priority species have been recorded across the Shire, and due to the extent of historical clearing it is likely that many others are yet to be identified.

2.9.5 Nature Reserves and Conservation

There are 14 nature reserves vested in DBCA for the purpose of conservation of flora and fauna, comprising a total area of 4,057.8ha and shown on **Map 9 – Vegetation and Biodiversity**. The DBCA's management strategies are aimed at protecting conservation values of these reserves and promoting biodiversity. Activities likely to have a detrimental impact on these values are not permitted.

A 3,831 ha portion (approximately 5%) of State Forest No. 13 is also located within the Shire and vested in the Conservation and Parks Commission. Commonly known as Mundaring State Forest, it traverses the Shires of Northam, Mundaring and Toodyay. The land is managed by DBCA and the Water Corporation for both conservation and water supply purposes.

Land currently comprising all or nearly all privately-owned remnant vegetation is depicted as Conservation on the LPS maps and some sites have been zoned "Environmental Conservation". Land reserved for Conservation of Flora and Fauna is also shown as Conservation.

Areas of Environmental Significance include SCA 1 – Avon and Mortlock SCA and SCA 2 – Landscape Protection SCA as defined in the Scheme.

The Shire is located within the Avon Natural Resource Management Region. The Wheatbelt Natural Resource Management Incorporated, formerly known as the Avon Catchment Council Incorporated, is an independent community-based group providing community leadership for natural resource management. It works in partnership with all tiers of government, regional organisations, industry, landowners, researchers, environmental and community groups to implement key projects and other initiatives that bring benefit and improvement to natural resources within the Avon River Basin (including the Shire). It has developed a regional strategy and investment plan that address significant environmental issues within the Avon River Basin and incorporates the environmental, social, and economic aspects of natural resource management.

There is a need to encourage and support the effective management of natural resources on Crown land, in consultation with the managing bodies, to facilitate their sustainable use and protection in the long term.

2.9.6 Visual Landscape Protection

There is a marked contrast between the landscape of the Shire's western third, in the Darling Range, and its eastern two thirds, within the Wheatbelt plateau.

The hilly landscape of the Darling Range has a mix of cleared agricultural areas and remnant bushland comprising forests and wandoo and jarrah woodland with large individual trees remaining along roadsides and scattered in pasture or cropped fields. Extensive rural living estates set amongst large, vegetated areas occupy a wide band along Great Eastern Highway. These estates have introduced dwellings and non-local trees, resulting in a diverse, rural landscape with both urban and rural elements.

Most people view the Darling Range landscape from Great Eastern Highway. However, due to the road's high traffic volume and that it is flat, cutting through hilly terrain, detract from motorists' ability to appreciate the landscape. Tourist and local roads allow closer views of roadside bushland, and individual trees such as wandoo and powderbark wandoo, with their striking white or orange trunks. In spring, roadsides display a profusion of roadside wildflowers, such as blue leschenaultia and yellow hibbertia. Remnant bushland screens views of the occasional hard rock quarries and land fill sites.

In contrast, the Wheatbelt portion, in the east of the Shire, occupies a gently undulating plateau with isolated ridges, ranges and areas of granite outcrops, which are made more prominent by the general lack of vegetation from agricultural clearing. Remaining vegetation comprises York gum, sheoaks and the 'jam' wattle species, located mainly in narrow strips along roadsides.

The Avon River, which cuts through the Wheatbelt portion is located within a wide, gentle valley, with the river's position indicated by a corridor of flooded gums, river sheoaks and paperbark thickets. The waterway itself comprises a series of long pools which join each other when the river is flowing, interspersed with areas of outcropping granitic rock, which add to its visual interest.

The open wheatbelt landscape, with its gentle terrain and lack of trees, provides extensive views from Great Eastern Highway and other roads. The designated scenic routes are more enclosed, located within the relatively narrow valley formations along Spencer's Brook and the Avon River.



The townsite sits within the open, Wheatbelt landscape, enclosed by the undulating terrain of gentle to moderately sloping hills and valleys at the junction of the Avon and Mortlock Rivers. Together with three railway lines, the valleys create distinct residential areas within the town's suburban landscape.

The town is nestled between two hill systems on a bend in the Avon River where it joins the Mortlock River. This provides a very attractive setting, particularly when viewed approaching the town from northern entry roads. Most areas within the town have views to rural or natural hill sides and or river reserve areas.

The town centre's most prominent individual natural landscape features are the long, permanent pool created by the weir on the Avon River at the town's eastern end, and Mount Ommaney, which forms a backdrop to views from the town centre across the river.

Individual prominent built features include five bridges over the Avon River, the iconic, historic riverside flour mill, and the State heritage listed, brutalist style library. The town's main street contains a significant number of historic buildings from various eras, which together create a unified built streetscape.

Key Issues/Opportunities

- Historically, rural landscape character has been undervalued, and overlooked in the local planning framework. In more recent times, the community places more value on rural landscape character and on avoiding negative changes to it.
- The Shire's landscape qualities contribute greatly to its sense of place and distinct local identity. There is a need to identify and protect high landscape values and scenic qualities, recognising their potential to attract residents and visitors.

- There is a need to ensure that valued landscape character is maintained along highways, major roads, and scenic and historic tourist routes, and the surrounds of townsites and other sensitive areas. Roadside trees and wildflowers are integral to peoples' experience of the landscape.
- Landscape character and views have been impacted by many factors including roadside vegetation clearance; dead vegetation and weeds; cut and fill for road upgrades; roadside planting in locations that block important vistas and quarry operations visible from major roads. It is also impacted by development that is intrusive due to its design and/or prominent siting such as on ridges or the skyline.
- Increased pressure for land use change and development from a variety of operations including intensive agriculture, tree farms, mining, commercial, industrial, solar and wind farms, telecommunications, road upgrades, industry, landfill, tourism and rural living has significant potential to negatively impact valued local landscape character, particularly along tourist routes.
- The open nature of the local landscape means new activities and land uses may stand out and be inconsistent with the valued visual character. Due to this sensitivity, there is a need to control siting and design of development to ensure that areas and views that are valued by the local community are protected.
- Areas of landscape value or sensitivity requiring protection include the Avon and Mortlock River systems, ridges and individual hills, major rock outcrops, land visible from major roads and tourist routes including scenic and heritage routes, and Northam town's streetscape especially its heritage buildings.
- In the town centre, visual amenity could be improved by planting more trees on roadsides, parking areas and along the river foreshore, as well as activating and renovating underused or unused heritage buildings on the main street and improving the major entrances into the town. Additional planting of the town's river foreshore with local species of trees and understorey vegetation will assist in reducing algal blooms, which impact on landscape quality.
- The Scheme includes a Landscape Protection SCA which covers a broad area but the Scheme does not provide sufficient guidance. The Scheme controls for landscape protection need to be reviewed to provide more clarity and more targeted and focused implementation.

2.9.7 Contaminated Sites, Buffers and Impact Areas

Contaminated sites

Land contamination is a serious environmental problem that has gained increased recognition in recent times. Contaminated land is broadly defined as land where hazardous materials or substances occur at concentrations that pose an immediate or long-term hazard to human health or the environment.

DWER's Contaminated Sites database confirms that there are three known or reported contaminated sites in the Shire as of May 2021 including one in Wundowie (near the foundry) and two in Northam (petrol station on Mitchell Ave and former landfill on Suburban Road). There are seven previously contaminated sites remediated for restricted use.

DFES has confirmed that the area surrounding the Northam Army Camp has been used for military training purposes for several decades. In addition to the main army camp, an area near Spencers Brook was previously used for RAAF ammunition storage while an area near the Shire's boundary with the Shire of York formed an artillery range. Unexploded ordinance (UXO) is an issue in these areas that requires consideration in future land use planning and emergency management. Detailed information on the location, extent and severity of all contaminated land is not fully known, however, it is possible that several other sites may exist requiring future remediation.

Buffer and Impact Areas

Industry, infrastructure and special uses often generate emissions of pollutants and can cause adverse environmental impacts and land use conflict at or beyond site boundaries on sensitive land uses i.e. residential, medical and tourism.

Determination and establishment of suitable buffer or impact areas to separate industrial and sensitive land uses is, therefore, required at an early stage in the planning process to ensure that amenity such as environmental quality, health and safety standards is maintained at acceptable levels and to protect industry from introduction of sensitive land use.

Existing industry, infrastructure and special uses which have potential to cause adverse environmental impacts and/or land use conflict. These include abattoirs, aerodrome, concrete batching plants, extractive, general industry, foundries, grain receipt / storage, mining operations, power supply, railways, landfill, rural industry, speedway, telecommunications, WWTPs and water supply.

Some buffer areas are set under environmental legislation and specific regulations covering certain operations whereas consideration for some uses relies on buffers in the planning framework (i.e. where uses are not prescribed premises under EPA Regulations). Significant buffer areas are indicated on the LPS map however they are only of statutory effect where controlled in the scheme.

The WWTP Buffer SCA in the Scheme identifies areas likely to be the subject to off-site impacts from WTPPs and seeks to ensure development and land use in the buffer is compatible with existing or proposed development and use of the plant.

Key Issues and Opportunities

- Given the potential impacts associated with the use of contaminated land, there is a need to ensure that all contaminated or potentially contaminated land is identified to minimise the risks to human health and the environment, and to provide opportunity for its remediation. There are opportunities to provide incentives to encourage remediation to enable future development and use.
- The planning framework has not always provided adequate separation of industrial and sensitive land uses or a consistent approach to buffers and could be improved to avoid adverse environmental impacts and land use conflicts.

- There is a demonstrated need for more appropriate management and monitoring of local industries to ensure that emissions do not exceed acceptable levels at the outer boundary of their defined buffer areas.
- Identification of the location and extent of recommended buffer areas and improved land use, management and monitoring controls are required to ensure the compatibility of future land usage in these areas and to minimise potential adverse environmental impacts and land use conflicts.
- The need for additional land for rural residential purposes surrounding the Northam Aerodrome should be carefully considered through the rezoning process in terms of constraining the development of existing land uses and limiting the development of other new land uses in the long term and further expansion of the aerodrome may require a buffer.

2.9.8 Bushfire Risk

Mapping of bushfire prone areas from 2020 (**Map 11 – Bushfire Prone Areas**) shows that approximately half the Shire has been declared bushfire prone by the Fire and Emergency Services Commissioner. This mostly includes the Shire's western half and scattered remnant vegetation and buffers in the east of the Shire.

There are large, vegetated areas surrounding settlements, particularly Wundowie and Clackline, and rural residential and smallholding areas which present bushfire risk which need to be considered in building and planning. In Northam, bushfire prone areas are along the Avon and Mortlock rivers and west of the townsite.

Future planning in bushfire prone areas including preparation of structure plans and subdivision will be required to be in line with *SPP 3.7 – Bushfire Planning and the Guidelines for Planning in Bushfire Prone Areas*. This will comprise detailed consideration of bushfire hazard through preparation of a bushfire attack level (BAL) contour map, and preparation of development layouts that demonstrate compliance with bushfire protection criteria set out in policy and guidelines

There is a need to strategically coordinate bushfire emergency access including staging to always maintain access and ensure infrastructure is maintained in the event of a bushfire emergency.

2.10 Cultural Heritage

2.10.1 Aboriginal Cultural Heritage and Native Title

The recognised traditional owners for land in the Shire are the Ballardong and Whadjuk people, one of the six groups collectively recognised as the Noongar traditional owners of the Southwest Native Title Settlement (SWNTS).

All Aboriginal sites are protected by the *Aboriginal Heritage Act 1972*. As such, consideration of Aboriginal cultural heritage sites is required in all proposals affecting these sites to ensure legal protection from damage, destruction or alteration.

There are 26 registered sites and 29 lodged Aboriginal sites registered in the Shire that are broadly categorised as either ethnographic or archaeological sites and shown on **Map 12 – Heritage**. The Shire has not been subject to a full Aboriginal cultural heritage study and many more sites may exist that have not been documented.

Aboriginal heritage, culture and rights to land are also recognised and protected by the *Native Title Act 1993*. This legislation allows Aboriginals and Torres Strait Islanders to make native title claims on vacant Crown land, State Forests, National Parks and water systems that are not privately owned and public reserves. Previous or current freehold ownership of land extinguishes all native title rights.

The SWNTS was brought into effect on 25 February 2021 and resolves native title in the south-west of WA including the Shire in exchange for a negotiated package of benefits. A major component of the settlement is the transfer of crown land for cultural and economic development resulting in the Noongar Boodja trust being a major landholder in the Wheatbelt.

Located on the Avon River foreshore in Northam, the Bilya Koort Boodja Centre for Noongar Culture and Environmental knowledge opened in 2018. It is a regional tourist attraction and offers interactive educational experiences recognising the rich Aboriginal and environmental presence in the Noongar Ballardong region.



Key Issues/Opportunities

- The location of all Aboriginal sites is not completely known. As such there is potential for these sites to be damaged, destroyed or altered from further development and land use change. To ensure compliance with the requirements of the *Aboriginal Heritage Act 1972* there is a need to identify these sites to ensure their consideration and protection in the planning process.
- Native title has proven to be a significant constraint to future development on vacant Crown land in the Wheatbelt Region generally. Several development opportunities have been identified by local governments, however, there has been a great deal of uncertainty regarding the timing of resolution of native title claims and the ultimate land release. This uncertainty and delays experienced in attempting to address and resolve native title issues has limited opportunities for development and growth on vacant Crown land in the Wheatbelt.
- The registration of SWNTS removed this uncertainty while creating opportunities for economic and cultural development for the traditional owners. The Shire comprises land under two settlements including the Whadjuk agreement in the western portion of the shire and Ballardong agreement in the eastern portion.

2.10.2 Historic Heritage and Character

There are numerous buildings and places of heritage value identified as significant to the local community. The Shire has a Local Heritage Survey (LHS) which was adopted in September 2012 comprising 129 places, mostly in the Northam townsite. Northam has a significant collection of heritage buildings with a wide variety of buildings and styles reflecting the distinct phases of development over the last 150 years. Historic heritage places are shown on **Map 12 – Heritage**.

In February 2020, Council adopted the Shire's Heritage List comprising 65 places that have statutory protection under the Scheme. Development approval will generally be required for any works or change of use of properties on the list.

The Heritage Council database identifies 34 places and 5 child places in the Shire in the State Register of Heritage Places. Entry in the Register is reserved for places of State cultural heritage significance and is the highest recognition at State level. Under the terms of the *Heritage Act 2018*, any development proposal affecting a place listed in the State Register must be referred to the Heritage Council for advice.



There are two SCAs dealing with heritage and character including the Mitchell on Avon SCA which seeks to maintain the integrity of the area as an example of post-World War II housing for railway employees and the Minson Avenue Design Guidelines Special Control Area. These can be included in LPP18.

There are also individual heritage precincts in the Town Centre which have development guidelines that have been adopted as LPPs. These ensure future development is in keeping with the heritage values and traditional streetscape character and include Fitzgerald Street Commercial and Civic Centre Heritage Precinct and Gordon Street Residential Heritage Precinct Policy Area.

The Shire offers a range of range of incentives and assistance measures for owners of heritage listed properties. This includes the CBD and Heritage Assistance Fund which recognises the need to encourage and assist the maintenance and enhancement of commercial properties within the Northam CBD and heritage properties as well as variations to planning requirements.

Key Issues/Opportunities

- Need to ensure heritage buildings, places and precincts continue to be protected, maintained and preserved and review use of heritage and planning mechanisms to achieve these outcomes.
- Several vacant buildings in the town centre are not being maintained and there are opportunities to provide incentives for building maintenance and renovation to encourage occupation. There is an opportunity to support upgrades and maintenance of heritage buildings through tourism-based development and encouraging use of buildings for events and functions.

2.11 Towns and Settlements

There is a need to ensure an adequate supply of suitably zoned, serviced and affordable land in established urban settlements to attract new investment and maximise opportunities for economic development and growth in the future. This requires coordinated planning, development and land release to support their growth and consolidate development. Land around settlements should be protected from development which could undermine its urban potential.

The local planning framework must be sufficiently flexible and capable of accommodating a wide variety of land uses in urban areas subject to the preservation of local amenity, environmental character, safety and heritage values and addressing townscape and visual amenity issues. Future subdivision or zoning must also ensure the long-term conservation and protection of significant stands of native vegetation on all land within and immediately adjacent to settlements not required for future development.

To support growth, there needs to be efficient and effective provision of public infrastructure and community services and facilities to meet the demands arising from changes in population in established settlements which will require a consistent and transparent framework for funding for public infrastructure and facilities in main settlements. It will also require ways of either reducing or subsidising costs of providing essential service infrastructure in main settlements in the future to encourage investment and help maintain the affordability of vacant urban land. In

particular, there is a need to address current stormwater drainage management issues by applying best management practices of water sensitive urban design.

Northam Town Centre is the major administrative and service centre for the Shire and the Avon Valley. There are several other settlements the largest being Wundowie and Bakers Hill located in the west of the Shire adjacent to Great Eastern Highway. Other settlements include Clackline, Grass Valley, Spencers Brooks and Seabrook in Muluckine. These settlements are detailed further in the following sections.

2.11.1 Northam Townsite

The Northam townsite is located in the central part of the Shire approximately 97km north-east of Perth at the junction of the Avon and Mortlock Rivers. It is designated Northam as a sub-regional centre which is the highest order settlement type in the Wheatbelt acknowledging its role in providing services and facilities to a wider catchment than the Shire's boundaries. Northam provides a focus for higher order education, health, government, retail and cultural services.

Notable features and characteristics

The townsite covers approximately 24 km² and features a predominantly grid layout. The Avon and Mortlock rivers divide it into three distinct segments. It is bound by Great Eastern Highway Bypass to the north, Yonga Hill detention centre to the west, airport to the east and uprising topography around the town.

It is located at the junction of a number of standard, narrow and dual-gauge railway lines and major distributor roads which radiate outward from the town in a north-south and east-west direction.

The town centre comprises ribbon-type commercial development along Fitzgerald Street, the main street, with a relatively distinct and recognisable town centre and large variety of retail and commercial uses. It has a wide variety of buildings and styles reflecting distinct development periods over the past 150 years including the second highest number of heritage buildings in the State.

It has significant regional infrastructure, community services and facilities and a wide range of well-developed recreation and community facilities and public open spaces.

The central part of the town comprises a substantial amount of low-density residential development on lots generally ranging in size from 750 to 1,250m² with a prevailing density code of R30 however there is disparity between coding and actual density of development in the townsite and there are approximately 460 vacant residential zoned lots. There are large tracts of undeveloped residential zoned land (coded R2.5, R5 and R15) in the southern and western portions of the townsite with significant potential for further subdivision development.

The eastern part comprises variety of light and service industry in a designated light industrial area with significant potential for further subdivision development.

CBH's Northam grain handling and storage facility, the Water Corporation's Northam WWTP, Holcim's hard rock quarry and the local government's regional landfill site, are located immediately north-west of the town.

There are a significant number of small rural landholdings in the north-eastern segment of the townsite on previously cleared lots ranging in size from 2 to 6 ha. Broadacre agricultural land of varying productive capacity is located immediately adjacent to the town's boundaries.

The Northam aerodrome is in the north-eastern part of the townsite and caters for irregular light aircraft movements.

Key Issues/Opportunities

- There is a need to maintain and reinforce the Northam townsite's function and role as a sub-regional centre with a distinct and recognisable town centre area.
- The Northam townsite's urban form and landownership is fragmented, spread out and in need of greater focus and retail and commercial land uses should be consolidated in the Northam townsite and small local shopping precincts.
- Revitalisation of parts of the Northam townsite should be encouraged. Areas within the townsite identified as having significant potential for revitalisation and redevelopment include:
 - Minson Avenue, Fitzgerald Street and Wellington Street East in the town centre.
 - The area surrounding the Northam Railway Station along Peel Terrace.
 - Improvements to heritage precincts and reuse of heritage buildings.
 - The former 'Victoria Oval' being redeveloped for aged care.
 - Serviced residential lots with dual road frontage in West Northam (Hutt, Inkpen and Stirling Streets).
 - Several old public housing areas throughout the townsite.
 - Several laneways within the townsite provide opportunity for infill.
 - Numerous rural smallholdings located adjacent to the Northam aerodrome and Northam racecourse.

Commerce and Retail – There is a need to encourage and provide opportunity for a wide range of commercial uses in the town, in appropriate locations, having regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance. There needs to be consistent development provisions and standards that can be applied to all future commercial development in the town.

The *Northam Town Centre Parking Strategy* has been prepared to maintain a suitable supply of shared parking available to the community. It sets out recommendations to maximise the efficiency of parking infrastructure including timed parking in busy locations, improved wayfinding and parking management. There is need to ensure that parking is convenient and readily available in key locations and that existing parking areas are utilised efficiently and designed to be compatible with the visual amenity of the town centre.

Industrial land – The designated light industrial area east of the townsite contains large areas of zoned land for the establishment of a wide range of light and service industry type uses. However, current supplies of vacant, suitably serviced industrial lots in this area are limited which is

a significant constraint to the establishment of new businesses and creation of employment opportunities and therefore further industrial land is to be identified.

Residential developments – Redevelopment / subdivision of underdeveloped land is constrained by servicing restrictions (water and sewer), and the cost of reticulating service extension and need to be considered in comparison to the relatively low cost of building on vacant residential lots or demolishing low quality housing. Given the high costs associated with developing residential land, there is a need to encourage consolidated residential development around the town centre area, including some mixed-use development, where significant opportunities for higher density residential development exist, particularly to accommodate the housing requirements of a growing aged population.

Land to the east of the Northam racecourse has been identified as having significant potential to be developed as a possible equestrian theme residential estate comprising residential dwellings and associated equestrian facilities to accommodate the training and stabling of horses. There is, however, a need to carefully plan for the development of this area for such purposes to ensure reasonable standards of amenity, character and safety.

Development constraints – There is need to account for planning guidelines for the floodway along portions of the Avon and Mortlock Rivers and ensure that any future land use and development has due regard for and does not compromise the ecological values of these rivers and their associated riparian zones or adversely alter their capacity to convey floodwaters. Need to address stormwater drainage and flood management standards for mixed use development in appropriate locations; and standards for residential development on corner lots through policy and scheme requirements.

There is a need to ensure that all future development has due regard for the constraints imposed by Great Eastern Highway Bypass and railway lines, the Northam grain handling and storage facility, WWTP, landfill site, aerodrome and cemetery.

2.11.2 Wundowie

Wundowie is in the western part of the Shire approximately 70 km north-east of Perth and 2 km north of Great Eastern Highway. It is the Shire's second largest settlement with 598 dwellings (ABS, 2021). The town was founded as a State iron foundry settlement and is National Trust listed.

The townsite's subdivision design is unique in Australia and is based on English 'Garden City' design principles, which is under consideration for State heritage listing. It comprises a variety of buildings and styles reflecting distinct development phases over the last 60 years including a small number of heritage buildings.

It is surrounded by an extensive green belt comprising significant stands of native vegetation on crown reserves which, combined with the varying natural topography, creates a visually attractive natural setting.

The town centre comprises a small, under-developed and poorly defined commercial and civic centre. There is, however, an expansive, well developed recreation precinct in the south-east of the town and a small light and service industrial area in the south-west of the townsite near a recently established emergency service precinct. As the Shire's closest townsite in the to the Perth Metropolitan Region there is potential for growth to occur.

The town comprises low density residential development on lots with an average area of approximately 1,100m² and a density coding of R20 (R20/30 near the town centre).

There are approximately 50 vacant residential zoned lots, most of which is UCL located to the north of the townsite on densely vegetated land with no road access. There are approximately 15 vacant lots with road access over the townsite. There is potential for approximately a further 20 additional lots under the existing R20 on UCL to the north of the townsite but the land is affected by high bushfire risk. There is potential for additional development and lots under the current R20/30 zoning and development zones surrounding the town, but the major driver for growth is rural living including Mauravillo Estate.

The town has reticulated sewerage and the Wundowie WWTP is located to the south-east of the town including its buffer area which traverses a small portion of the townsite.

Key Issues/Opportunities

- There is a need to maintain and reinforce the townsite's function and role as a local service centre, provide for revitalisation of the town centre to include a range of commercial and civic uses to cater for local needs while respecting and maintain the current 'Garden City' subdivision design theme when planning for any future subdivision development. It is the only settlement outside Northam with reticulated sewerage, so it is a key opportunity for existing residential land to be developed for housing including for a growing aged population.
- Bush fire risk and hazard management in and around Wundowie townsite is a key consideration when planning for future development and growth given the significant stands of native vegetation.
- Current supplies of vacant, suitably zoned and serviced residential land in Wundowie are sufficient to meet short term demand, however, there is a need to ensure an adequate supply of vacant residential land in the medium to long term to provide for the development of a variety of lot sizes and housing types. Portions of existing UCL in the northern part of the townsite have been identified as the preferred location for future residential development. The land is zoned but further consideration needs to be given to servicing and bushfire risk.
- Current supplies of vacant, suitably serviced light industrial land in Wundowie are limited and posing a constraint to establishing new businesses and creating employment. Industrial zoned land within and around the Wundowie Foundry site is underutilised and could be consolidated to create opportunity for additional light industrial lots to satisfy future anticipated demand. A large tract of industrial zoned land located immediately east of the townsite within the designated buffer for the Wundowie WWTP has been identified as having significant potential to be developed for light industrial purposes but there is a need to ensure this is compatible with the long-term operation of the WWTP.
- Land east of the townsite has potential to be developed as a rural enterprise-based precinct enabling small business operators to live and work on the same property. There is a need to carefully plan for the development of these areas to ensure reasonable standards of amenity, character and safety including addressing bushfire risk.
- Future development should have regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenity and buildings and places of cultural heritage significance

and community uses. There is also a need to consider impacts and opportunities resulting from the increasing number of residents living in rural residential subdivisions near the townsite.

- The likely impacts associated with the proposed PANH/Eastlink to the south of the townsite will need to be considered including clearly defined, safe and easily accessible entry points into the town, limiting noise impacts and impacts on connectivity between the townsite and surrounding areas.

2.11.3 Bakers Hill

Bakers Hill is located on Great Eastern Highway in the Shire's west approximately 73 km north-east of Perth and 20 km west of Northam. It is primarily a rural lifestyle settlement and has 489 dwellings and is well positioned to continue strong growth

It is set among broad hectare agricultural land of varying productive capacity and is adjoined by a large hill comprising significant stands of native vegetation on private land which, combined with the varying natural topography within the town, creates a visually attractive natural setting.

The area is currently showing a shift in industry into road freight transport, connected to the town's position as a transport link. Farming and mining have become significant employers.

The town centre comprises a small, under-developed and poorly defined commercial precinct and is dissected by Great Eastern Highway, creating a physical barrier although it is planned to realign the highway to bypass the town. A disused railway reserve runs immediately north of the town. The area comprises a variety of buildings and styles reflecting distinct phases of development over the past 100 years including a small number of heritage buildings.

There is an expansive, well developed recreation precinct in the south-eastern part of the townsite comprising a pavilion, sports oval, tennis courts and 9-hole golf course set amongst significant stands of native remnant vegetation.

There is a small amount of light industrial development in the south-eastern part of the townsite and south of the recreation precinct.

There is low density residential development in the north-eastern and central parts of the townsite south of Great Eastern Highway on lots ranging from 1,100 to 2,000m² with a density coding of R10; and approximately 5 vacant residential zoned lots.

There are many small rural landholdings in the western half of the townsite on extensively cleared lots ranging in size from 2-4 ha and numerous rural living lots of varying size within established estates both north and south of the townsite.

Key Issues/Opportunities

- There is a need to maintain and reinforce the townsite's function and role as a local centre with a distinct and recognisable town centre. Existing commercial land is confined to a small number of lots on the north side of Great Eastern Highway within the designated town centre, much of which is vacant or under-developed and there is a need to encourage and provide opportunity for the revitalisation

and a wide range of compatible land uses. In addition, there is a need to consider future Eastlink alignment and that access arrangements from Great Eastern Highway may change into the future.

- Current supplies of vacant, suitably zoned and serviced residential land are sufficient to meet demand.
- The development of a possible composite or rural enterprise zone close to the town centre area east of the townsite is a possible option to help revitalise the town centre and create opportunity to establish of new commercial businesses. There is, however, a need to carefully plan the development of these areas for such purposes to ensure reasonable standards of amenity, character and safety.
- There is also a need to consider impacts and opportunities from the increasing number of residents living in rural residential subdivisions near the townsite.
- Bushfire risk and hazard management must be considered within and adjacent to the townsite when planning for future development and growth, as well as absence of reticulated sewerage and potential for land degradation from increased salinity in Clackline Creek, rising water tables, water logging along drainage lines, hillside seeps, pavement failures on Great Eastern Highway, occasional localised flooding and the emergence of salt tolerant vegetation.

2.11.4 Clackline

Clackline is in the western part of the Shire approximately 80 km north-east of Perth and 17 km south-west of Northam along Great Eastern Highway. It is mostly residential in nature with 156 dwellings and rural living opportunities.

The townsite adjoins Clackline Nature Reserve and is otherwise surrounded by broad hectare agricultural land of varying productive capacity. The town has variable topography and large stands of native remnant vegetation.

It features a small, under-developed and poorly defined commercial area in the central part of the townsite on the south side of Great Eastern Highway. There are large areas of undeveloped Crown land in the central and eastern parts of the town originally set aside for community and recreational purposes.

There are a significant number of small rural landholdings around the townsite on extensively vegetated lots ranging from 1-2 ha and numerous rural living lots of varying size within established estates both north and south of the townsite.

There is a limited amount of low-density residential development in the central part of the townsite on the south side of Great Eastern Highway on lots comprising an area of 1,100m² with a density coding of R10. Future growth will potentially be limited due the constraints posed by the physical landscape and no reticulated sewerage.

Key Issues/Opportunities

- Consideration should be given to how the town's physical appearance can be enhanced in a manner that can be maintained over time and to maintaining and reinforcing the townsite's function and role as a village centre with a distinct and recognisable town centre area with a wide range of compatible land uses.

- There is a need to consider future demand for commercial land given that supply is currently limited to one privately owned and developed lot. Given the townsite's proximity to the Bakers Hill and Northam, the need for a designated light industrial area is considered unnecessary.
- There is a need to ensure that all future development in Clackline has regard for the constraints imposed by the current lack of reticulated sewerage disposal infrastructure and is undertaken in accordance with the specific requirements of Government sewerage policy. There is also a need to consider impact of future Eastlink alignment on future development and growth.
- There is a need to give due consideration to bush fire risk and hazard management within and adjacent to the Clackline townsite and rural living areas when considering future development and growth given the significant stands of native vegetation and topography.

2.11.5 Grass Valley

Grass Valley is a small settlement located 13km east of Northam comprising 75 dwellings on the Great Eastern Highway and the Eastern Goldfields railway line. Growth is likely to be driven by the proximity of the townsite to the AIP.

It is located near the Grass Valley Brook floodplain, a small tributary of the Mortlock River and has gentle topography providing expansive views north and east across the valley with large stands of remnant vegetation stands. It is surrounded by broadacre agricultural land of varying productive capacity. CBH's grain handling and storage facility is located about 1km west.

Grass Valley has a small, under-developed and poorly defined commercial and tourism precinct in the northern part of the townsite and features a variety of buildings and styles reflecting distinct phases of development over the past 100 years including a small number of heritage buildings.

There is a small recreation oval in the southern part of the townsite and large areas of undeveloped Crown land in the central and western parts of the townsite originally set aside for community and recreational purposes.

Residential development is low density on lots with an average area of approximately 1,500m² with a density coding of R10. There remain approximately 5 vacant residential zoned lots. There are a limited number of small rural landholdings in the western parts of the townsite on cleared lots comprising 1ha and a small number of rural living lots comprising an average area of approximately 2ha on the south side of the railway line. One potential growth limiting factor to future growth is the absence of reticulated sewerage.

Key Issues/Opportunities

- The townsite's function as a village centre needs to be maintained and reinforced, with a distinct and recognisable centre and there is a need to encourage and provide opportunity for the revitalisation of the townsite to include a wide range of compatible land uses. There is a need to identify additional land for commercial use and designate a clearly defined town centre given that supply is currently limited to two lots.
- Future development needs to have regard to constraints including lack of reticulated sewerage and so that it does not compromise the ecological values of Grass Valley Brook and associated riparian zone or adversely alter the local floodway's ability to convey floodwaters.

It also needs to give due consideration to bush fire risk and hazard management within and adjacent to the townsite given the significant stands of native vegetation.

- Current supplies of vacant, suitably zoned and serviced residential land are sufficient to meet demand.

2.11.6 Spencers Brook

Spencers Brook is a small settlement in the central-south part of the Shire on Spencers Brook Road, approximately 95km east of Perth and 9km south-west of Northam. It comprises 57 dwellings and is likely to retain its residential function, relying on Northam and to some extent, York, for commercial and employment needs. There is no commercial development apart from Spencers Brook tavern and is surrounded by broad hectare agricultural land. It is also adjacent to the Great Southern Railway and a disused railway reserve transverse the settlement forming part of the alignment of the Spencers Brook Road reserve area.

It is located within the floodplain area of Spencers Brook which includes many undeveloped lots ranging in size from 500 to 3,500m². There is a small amount of low density residential development on the northern and southern sides of Spencers Brook Road on lots ranging in size from 700 to 2,000m² with a density coding of R10 and 10 vacant residential zoned lots.

Key Issues/Opportunities

- Need to ensure all future development considers constraints from absence of reticulated sewerage and potential flood risk (especially in the northern part of the settlement). Development must not compromise the ecological values of the nearby Avon River and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters. There is limited potential for intensification on existing un-serviced small rural lots to the east of the townsite and located in the floodplain.
- Current supplies of vacant, suitably zoned and serviced residential land in the settlement are sufficient to meet medium to long term demand. As such the provision of additional residential zoned land is considered unnecessary.

2.11.7 Seabrook (Muluckine)

Seabrook is a settlement in the locality of Muluckine in the central part of the Shire approximately 100 km east of Perth and 7 km south-east of Northam and adjacent to Northam-York Road and the Mortlock River. It is a former rail siding settlement along the Eastern Goldfields Railway which is surrounded by broad hectare agricultural land of varying productive capacity.

It comprises of approximately 40 dwellings on lots ranging from 1,000 to 1,400m² which is zoned Residential R10 in the Scheme but there is no commercial area.

There is a large vacant tract of land in the centre of the settlement with potential for further subdivision development and a large, undeveloped recreation reserve adjacent to the east of the settlement containing significant stands of native remnant vegetation.

Key Issues/Opportunities

- There is a need to ensure that any future development has due regard for and does not compromise the ecological values of the nearby Mortlock River East and associated riparian zone or adversely alter the capacity of the local floodway to convey floodwaters and has regard for the constraints imposed by the current lack of reticulated sewerage.
- Given the settlement's proximity to Northam, the need to identify and provide land for the development of a designated light industrial or commercial area is considered unnecessary.

ABBREVIATIONS

AA – Agriculture Area
AEP – Annual Exceedance Probability
AIP – Avon Industrial Park
AHD - Australian Height Datum
BRM – Basic Raw Materials
BUWM – Better Urban Water Management
CBH – Cooperative Bulk Handling
DBCA – Department of Biodiversity, Conservation and Attractions
DFES – Department of Fire and Emergency Services
DMIRS – Department of Mines, Industry Regulation and Safety
DPLH – Department of Planning, Lands and Heritage
DPIRD – Department of Primary Industries and Regional Development
DOT – Department of Transport
DWER - Department of Water and Environmental Regulation
EPA – Environmental Protection Authority
EPBC – Environmental Protection and Biodiversity Conservation Act 1999
ERP – Estimated Residential Population
GAWSS – Goldfields and Agricultural Water Supply Scheme
Ha – Hectare
km - Kilometre
LBS – Local Biodiversity Strategy
LDP – Local Development Plan
LPP – Local Planning Policy
LPS – Local Planning Strategy
MRWA – Main Roads Western Australia
PANH – Perth-Adelaide National Highway
OPP – Operational Planning Policy
PTA – Public Transport Authority
RAAF – Royal Australian Air Force
RAV – Restricted Access Vehicle
RV – Restricted Vehicle
REIWA – Real Estate Institute of Western Australia
SCA – Special Control Area
SGS – Significant Geological Supplies
SPP – State Planning Policy
SUPP – State Underground Power Program
TEC – Threatened Ecological Communities
UCL – Unallocated Crown Land
UXO – Unexploded Ordinance
WA – Western Australia
WAPC – Western Australian Planning Commission
WPIF – Wheatbelt Planning and Infrastructure Framework
WWTP – Wastewater Treatment Plant

ENDORSEMENT

ADVERTISING

The Shire of Northam Local Planning Strategy was certified for public advertising on the 26 day of JULY 2011.

Signed for and on behalf of the Western Australian Planning Commission:



SIGNATURE



WITNESS

26 AUG 2013

DATE

SHIRE OF NORTHAM ENDORSEMENT

The Shire of Northam endorsed the Local Planning Strategy at the Ordinary Meeting of the Council held on the 21st day of March 2012.


SHIRE PRESIDENT
CHIEF EXECUTIVE OFFICER

WESTERN AUSTRALIAN PLANNING COMMISSION ENDORSEMENT

Endorsed by the Western Australian Planning Commission the 9 day of JULY 2013.



SIGNATURE



WITNESS

26 AUG 2013

DATE

E

APPENDIX 1 – Local Planning Policies, Strategies and Design Guidelines

Local Planning Policy	
LPP2	<u>General Development Guidelines</u>
LPP3	<u>Transportable, Repurposed & Second-hand Dwellings</u>
LPP5	<u>Use of Sea Containers & Other Similar Storage Structures</u>
LPP7	<u>Development and Subdivision Contribution</u>
LPP8	<u>Retrospective Planning Applications and Fees</u>
LPP9	<u>Northam Airport Development</u>
LPP10	<u>Developments Abutting Rights of Way</u>
LPP11	<u>Tree Preservation Grevillea St</u>
LPP12	<u>Animal Establishments</u>
LPP13	<u>Ancillary Dwellings & Workers Accommodation</u>
LPP14	<u>Farm Stay Accommodation and Bed and Breakfast Establishments</u>
LPP15	<u>Rural Residential Subdivision Requirements</u>
LPP16	<u>Advertising Signage</u>
LPP17	<u>Industrial Development</u>
LPP18	<u>Heritage Precincts & Design Guidelines</u>
LPP19	<u>Rural Residential Design Guidelines</u>
LPP20	<u>Advertising of Planning Proposals</u>
LPP21	<u>Extractive Industries</u>
LPP23	<u>Outbuildings Residential & Mixed Use Zones</u>
LPP24	<u>Outbuildings in the Rural Residential - Rural Small Holding & Rural Zones</u>
LPP25	<u>Spencers Brook Special Control Area (SCA)</u>
LPP26	<u>Container Deposit Infrastructure</u>

Plan	Source
Baker's Hill Community Plan (2017)	https://www.northam.wa.gov.au/documents/1226/bakers-hill-community-plan-2017
Council Plan 2022-2032	https://www.northam.wa.gov.au/documents/1223/council-plan-2022-2032
Grass Valley Community Plan	https://www.northam.wa.gov.au/documents/1228/grass-valley-community-plan-2019-2029
Land Rationalisation Strategy	https://www.northam.wa.gov.au/documents/1233/land-rationalisation-strategy
Laneway Strategy	https://www.northam.wa.gov.au/documents/1235/laneway-strategy
Local Biodiversity Strategy	https://www.northam.wa.gov.au/documents/779/20150819-appendix-6-1321-final-northam-local-biodiversity-strategy
Minson Avenue Design Guidelines	https://www.northam.wa.gov.au/our-council/minson-avenue-design-guidelines.aspx
Northam Town Centre Development & Connectivity Strategy	https://www.northam.wa.gov.au/documents/1232/northam-town-centre-development-and-connectivity-strategy
Northam Regional Centre Growth Plan	https://www.northam.wa.gov.au/documents/1236/northam-regional-centre-growth-plan
Wundowie Community Plan (2016)	https://www.northam.wa.gov.au/documents/1225/wundowie-community-plan-2016

APPENDIX 2 – State Planning Policies

Policy	Policy Overview	Local Planning Strategy Implications
SPP 2 – Environment and Natural Resources Policy	<p>SPP2 sets out the principles and considerations to integrate environment and natural resource management with broader land use planning and decision making.</p> <p>SPP2 seeks to protect, conserve and enhance the natural environment and promote and assist in the sustainable use and management of natural resources.</p>	<p>The LPS will identify conservation assets and establish a framework to for protection and conservation of key environmental assets including:</p> <ul style="list-style-type: none"> • Avoiding development which results in unacceptable environmental damage. • Consider mechanisms to protect areas of high biodiversity and/or conservation value. • Identify and safeguard landscapes with high geological, geomorphological and ecological values. • Identify areas affected by salinity or severe land degradation problems and facilitate measures to reduce impacts. • Consider any relevant accredited Natural Resource Management Regional Strategy or endorsed catchment management strategies. • Promote energy efficient development and urban design including energy efficient building design, walkable neighbourhoods, higher density residential development, and orientation of building lots for solar efficiency. • High quality productive agricultural land to be managed sustainably for the long term.
SPP 2.4 – Basic Raw Materials	<p>sets out principles and considerations to when considering planning proposals for BRM extraction (extractive industries) and planning applications near identified BRM resource areas. Its primary purpose is to facilitate responsible extraction of materials while ensuring detrimental impacts are avoided, minimised and mitigated.</p>	<p>The LPS will identify significant geological supplies (SGS), extraction sites (ES) and their buffers and suitable separation distances. These are not to be developed for other purposes until the resource is extracted, or unless the proposal is compatible with the extraction of the resource. Sequential land use planning is strongly encouraged whereby extraction and appropriate rehabilitation occurs on a programmed basis in advance of long term use and development and subject to environmental analysis. Development of sensitive land uses in the vicinity of these sites is to be avoided.</p>

Policy	Policy Overview	Local Planning Strategy Implications
SPP 2.5 – Rural Planning	SPP2.5 is the primary SPP in guiding rural development and the development of rural living land across the State. It seeks to protect and preserve WA's rural land assets due to their economic, natural resource, food production, environmental and landscape values while encouraging a diversity of compatible rural land uses.	<p>The LPS will seek to:</p> <ul style="list-style-type: none"> • Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food. • Provide investment security for primary production and to promote economic growth and regional development. • Avoid and minimise land use conflicts (including separation distances where necessary in local planning strategies). • Promote sustainable settlement in, and adjacent to, existing urban areas. • Protect and sustainably manage environmental, landscape and water resource assets. • Promote rural zones as flexible zones that cater for wide range of land uses that support primary production, regional facilities, environmental protection and cultural pursuits. • Prevention of the creation of new or smaller rural lots on an unplanned or ad-hoc basis. • Ensure that rural living is appropriately sited and serviced and is compatible with the use of surrounding rural land
Draft SPP 2.9 – Planning for Water	Draft SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal development and water resource outcomes. The draft policy specifies outcomes for environmental, social and cultural values, flooding, water use and infrastructure and public drinking and water source protection. The new SPP 2.9 will replace a suite of existing water related policies into one comprehensive and integrated policy.	<p>The LPS will identify key water assets and water resource risk and issues (for example contaminated sites, risk of water balance changes, risk of flooding, water, waste water and drainage system availability and capacity and sensitive water resource areas)</p> <p>The LPS will seek to:</p> <ul style="list-style-type: none"> • Protect significant environmental, recreational and cultural values of water resources and promote improved outcomes for water resources and quality. • Encourage urban water management through water sensitive design that control or remove pollutants and nutrients to improve water quality • Ensure adequate setbacks between development and waterway/wetlands foreshores. • Prevent or ameliorate potential impacts on water quality and quantity; increasing increased nutrient loads into receiving waters; acidity and leaching of acid sulphate soils; native vegetation loss; erosion, sedimentation, turbidity and salinity. • Consider potential impacts of water resources when determining land use • Recognise and account for water resource management plans and relevant natural resource management strategies. • Promote total water cycle management in accordance with BUWM

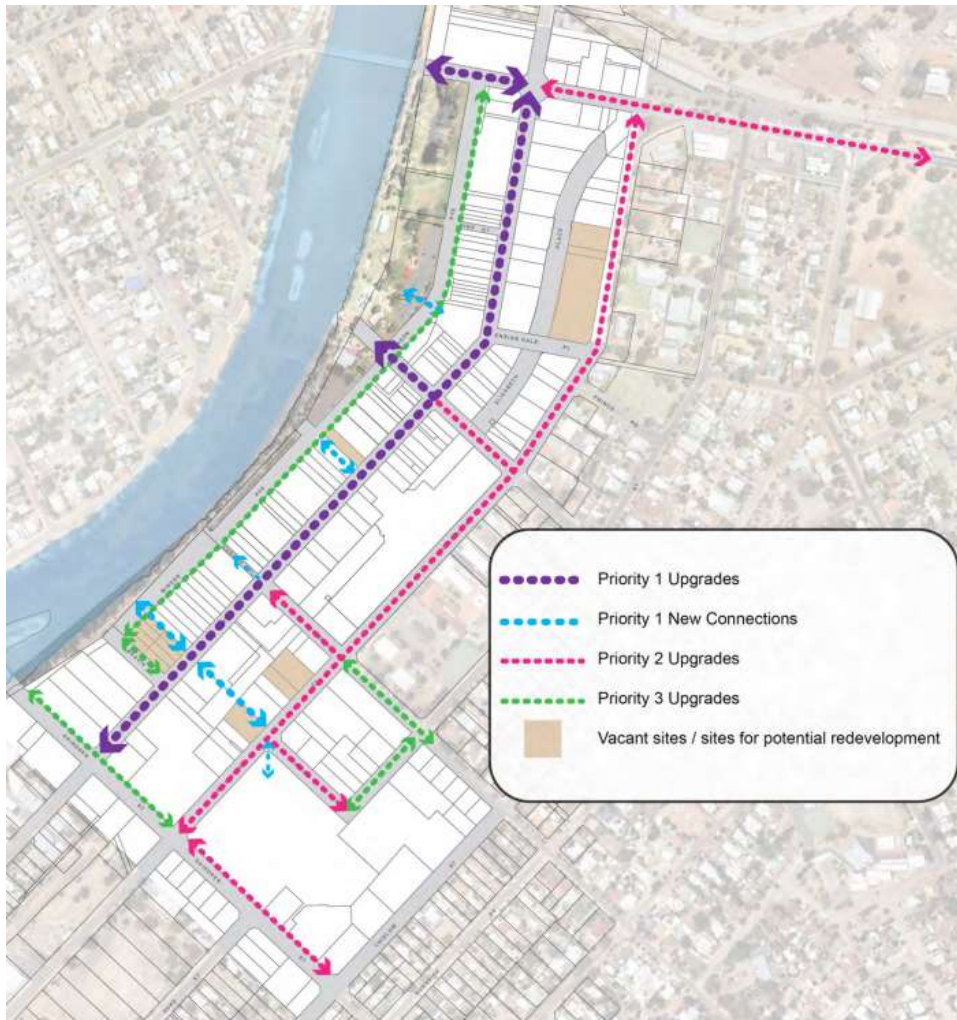
Policy	Policy Overview	Local Planning Strategy Implications
SPP 3 – Urban Growth and Settlement	SPP 3.0 sets out the principles and considerations that will be applied to planning for urban growth and settlements to ensure that it is sustainable, well planned and reflects community's aspirations, needs and values. It outlines general measures to create sustainable communities; plan liveable neighbourhoods; coordinate services and infrastructure and manage rural-residential growth	<p>The LPS will seek to:</p> <ul style="list-style-type: none"> • Promote a sustainable, efficient and well-planned settlement and urban growth pattern across suitable land to provide for a wide variety of housing, employment, recreation facilities and open space to meet social and economic needs of the community. • Identify sufficient land to be zoned for residential and rural living to meet expected population needs and based on assessment of existing lot take up. • Promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by transport modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
SPP 3.4 – Natural Hazards and Disasters	Encourages local governments to adopt a systematic approach to considering natural hazards and disasters to minimise adverse impacts on communities, the economy and environment.	Risk from natural hazards including earthquake, bushfire and flood risk is to be addressed in the LPS.
SPP 3.5 – Historic Heritage Conservation	Sets out principles for conservation and protection of historic heritage places and provide more certainty to landowners and the community regarding heritage identification, conservation and protection	The LPS identifies areas of historic cultural heritage and will give direction regarding any need to review the Shire's heritage protection framework.
SPP 3.6 – Infrastructure Contributions	Sets out principles and considerations for development contributions to provide infrastructure in new and established urban areas, and the form, content and process to be followed. It ensures this occurs in an accountable, transparent and consistent manner.	The Shire does not comprise any infrastructure contribution areas and will need to explore alternative funding strategies.

Policy	Policy Overview	Local Planning Strategy Implications
SPP 3.7 – Planning in Bushfire Prone Areas	SPP 3.7 provides a framework to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection. SPP 3.7 should be read in conjunction with the deemed provisions, <i>Guidelines for Planning in Bushfire in Prone Areas</i> and <i>Australian Standard 3959: Construction of buildings in Bushfire Prone Areas</i> .	<p>SPP3.7 applies to all land designated as bushfire prone by the Fire and Emergency Services Commissioner. This covers more than half of the Shire. It also applies to areas that may have not yet been designated bushfire prone but proposed to be developed in a way that introduces a bushfire hazard. Subdivision and development in Bushfire Prone areas requires a Bushfire Attack Level (BAL) assessment. Where a vulnerable or high-risk land use is proposed in an area with a high risk of bushfire (high BAL), a Bushfire Management Plan (BMP) may be required prior to development approval.</p> <p>The LPS is to address the location of bushfire prone areas and need for further hazard assessment; avoid land use and development intensification in areas likely to maintain or generate an extreme hazard level; road access; biodiversity values and the location of any vulnerable or high-risk land uses within identified bushfire prone areas and whether such uses may require management strategies. The Guidelines for Planning in Bushfire Prone Areas identifies that a bushfire hazard level assessment be undertaken for areas identified in a planning strategy for land use intensification.</p>
SPP 4.1 – Industrial Interface	Draft SPP 4.1 guides planning decisions with the aim of protecting industrial land and infrastructure facilities, from sensitive land uses and potential land use conflicts. It encourages the use of special control areas; industrial land uses with offsite impacts within specific zones; and compatible interface between strategic/general industry zones and sensitive zones. Land use conflict is to be addressed as early as possible in the planning process.	<p>The LPS shall:</p> <ul style="list-style-type: none"> • Identify existing industrial areas and discuss any off-site impacts that may be associated with the land uses operation and provide justification for any future industrial expansion • Outline interface arrangements between industrial zones and land uses and sensitive zones and land uses, identifying the need for and location of relevant buffers and compatible land uses, zones and reserves. The establishment of impact areas should take into account existing and future offsite impacts, separation distances, prescribed industry and environmental standards and potential cumulative impacts. • Where it is considered appropriate to have rural land transition to industrial land, it must be managed to enable existing rural operations to function and to manage impacts on amenity and health of residents
SPP 5.2 – Telecommunications Infrastructure	SPP5.2 aims to balance the need for effective telecommunications services and roll-out of networks, with the visual character of local areas and provides	SPP 5.2 requires all local governments within WA to make provision for telecommunications infrastructure through the zoning table of the Scheme. Accordingly, the LPS should not create an expectation that telecommunications infrastructure will be prohibited in any zone. The Shire's planning framework already adequately addressed telecommunications infrastructure.

Policy	Policy Overview	Local Planning Strategy Implications
	clear guidance on the siting, location and design of this infrastructure.	
SPP 5.4 – Road and Rail Noise	Provides guidance for managing and mitigating transport noise from road and rail operations. It applies where noise sensitive land uses are located within proximity to a transport corridor; new or major road or rail upgrades are proposed or where works will increase rail capacity. The policy supports noise impacts being addressed as early as possible in the planning process whilst ensuring the future operation of transport corridors.	SPP 5.4 applies to proposals to increase the number of sensitive land uses (such as homes and schools) up to 200m from the edge of significant freight/traffic routes and 200 m from freight railways and sets noise targets to be met. The LPS should spatially identify the extent and function of relevant transport corridors, provide the rationale for appropriate compatible zones, reserves and land uses within areas subject of road and rail noise and demonstrate that any noise impacts on noise-sensitive land uses can be achieved in subsequent planning stages.
SPP 7.0 – Design of the Built Environment	Sets out objectives, measures, principles and processes which apply to the design and assessment of buildings. It applies to structure plans, LDPs, subdivision, development and public works and contains design principles for decision-makers. These include, context and character; landscape quality; built form and scale; functionality and build quality; sustainability; amenity; legibility; safety; community; and aesthetics. The policy encourages early and on-going discussion of design quality matters.	The LPS shall seek to identify opportunities to facilitate good design of the built environment, including the public realm; and demonstrate an understanding of local context to provide the rationale for appropriate densities, dwelling mix and housing choice.
SPP 7.3 – Residential Design Codes Volume 1 & 2	Provides the basis for development control of single houses, grouped dwellings and multiple dwellings and residential subdivision assessment. It	The LPS may seek to designate 'planning areas' or areas for future residential intensification to allow further planning to specify appropriate residential densities

Policy	Policy Overview	Local Planning Strategy Implications
	<p>outlines assessment pathways to facilitate better outcomes and consultation processes and. makes provision for specific design matters to be varied locally.</p>	<p>Action(s) may seek to specify where, why and how Volume 1 and or 2 of the R-Codes needs to be supplemented by a local planning policy or further planning</p> <p>Under the housing issue/opportunity the LPS should provide the context for future planning to consider the appropriateness of existing or proposed residential densities to respond to the housing needs of the local government area.</p>
<p>Government Sewerage Policy (GSP)</p>	<p>This is the principle policy dealing with wastewater disposal in the State. While its core objective is for reticulated sewerage for all new development, it establishes discretionary provisions for on-site wastewater disposal where reticulated sewerage cannot be provided and sets out circumstances under which this may be considered. This includes lots being able to accommodate on-site sewerage disposal without endangering public health or the environment and meeting minimum site requirements, separation from water resources and groundwater and land application areas. Secondary treatment systems with nutrient removal will generally be required in public drinking water source and sewerage sensitive areas</p>	<p>Local planning strategies should broadly describe the options for sewage management for proposed growth areas, highlighting opportunities and constraints of the environment and existing infrastructure.</p> <p>These should include, but are not limited to, identification of:</p> <ul style="list-style-type: none"> • public drinking water source areas; • sensitive receiving environments including sewage sensitive areas; • waterways, resource enhancement wetlands; • seasonal and long-term variations in groundwater levels; • infrastructure limitations/requirements; and • opportunities for recycled and alternative water supplies and fit-for-purpose use and management, particularly in areas where supply for public open space irrigation is limited.

APPENDIX 3 – Town Centre Development and Connectivity Strategy – Street and Public Space Upgrade Plans



1.2.1 Priority 1 Upgrades (Purple)

- Footpaths – ensure consistent paving treatment and materials;
- Introducing public art / activation on blank facades;
- Increase tree canopy and landscaping (breaking up hard surfaces, introducing softer finishes); and
- Improve street lighting (including feature lighting).

1.2.2 Priority 1 New Connections (Blue)

- Create new pedestrian links (through easements or land tenure);
- Incorporate shade structures / trees to provide a comfortable pedestrian environment;
- Include way-finding, interpretation, murals and public art;
- Introduce lighting ; and
- Include audible pavement to slow traffic at crossing points.

1.2.3 Priority 2 Upgrades (Pink)

- Footpaths – ensure consistent paving treatment and materials;
- Introducing public art / activation on blank facades;
- Increase tree canopy and landscaping; and
- Improve street lighting (including feature lighting).

1.2.4 Priority 3 Upgrades (Green)

- Create a pedestrian path along Minson Avenue (property side – east) only when properties redevelop to front the foreshore;
- Improve street lighting;
- Increase tree canopy and landscaping; and
- Upgrade footpaths.

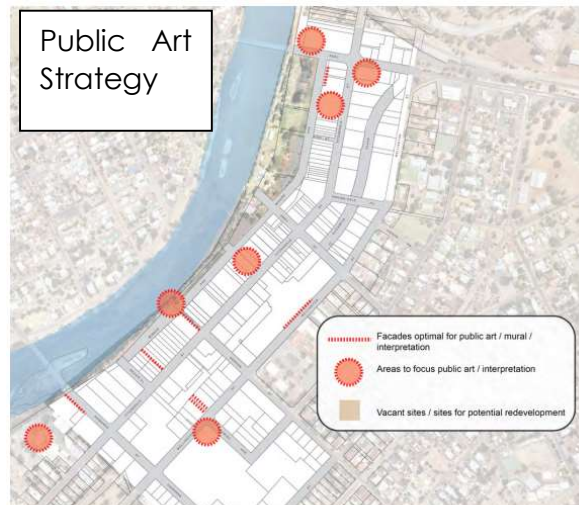
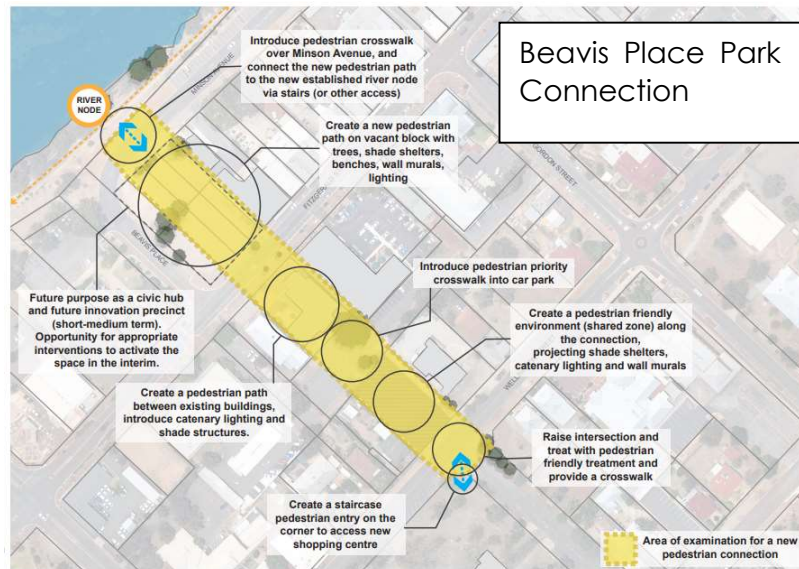


Figure 11. Key locations in the Town Centre for focusing public art and mural projects. Blank facades, or facades with a key visual aspect around town have been targeted, as have areas aligned with either entry statements or primary/secondary destinations.